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Housing Element

General Plan

City of Beverly Hills, California

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HOUSING ELEMENT

of the

GENERAL PLAN

City of Beverly Hills

1989 - 1999

Beverly Hills City Council

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The 1989-1999 Housing Element of the Beverly Hills General Plan was adopted via Resolution No. 95-R-9142 on March 28, 1995, by the Beverly Hills City Council.

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HELEMENT

1. INTRODUCTION.

The Housing Element is one of seven, State-mandated elements for a community's General Plan. The specific requirements of Government Code Section 65583 for the Housing Element appear in the Appendices and include:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting identified housing needs;
- A statement of goals, quantified objectives and policies relevant to maintenance, preservation, improvement and development of housing for all income groups; and
- A schedule of actions to implement the policies and quantified objectives through appropriate zoning, regulatory incentives and federal, State and local subsidies as are available.

Unlike other elements of the General Plan, State law requires that the Housing Element must be reviewed every five years and sets out the schedule for regions throughout the State. The current update requires a planning period for July 1, 1994 through June 30, 1999. Subsequent to preparation of the element, AB 2172 (chapter 695, statutes of 1993) extended the 1989-1994 planning period to 1996. Since the City's previous Housing Element was adopted in 1978, rather than delay adoption of the updated element further, an effective planning period for five years, July 1, 1994 through June 30, 1999, is utilized for this update. Unless State law is changed again subsequent to adoption of this update, the Element is expected to be reviewed in 1996. Information describing the City's housing activities since 1978 through June 30, 1994 is contained in Appendix 5.2, and the extent to which the future housing need identified in the 1988 Regional Housing Needs Assessment (which covers the period 1989-1994) has been met is described in the Element.

The City's updated Housing Element was developed through a process which built upon the 1967 General Plan, its subsequent amendment and the adoption of the 1978 Housing Element, the 1985 Goals Committee report, the 1990 Affordable Housing Committee report, the City's 19-year experience as a participant (through the Los Angeles County Community Development Commission) in the federal Community Development Block Grant (CDBG) program of the Housing & Community Development Act of 1974, and the public workshops and hearings which were conducted to receive citizens' views on housing policies. These policy documents are incorporated by reference in the Appendices in Section 5. Organizations representing a broad spectrum of community interests (homeowners, renters, elderly persons, business community, religious groups, nonprofit service agencies, etc.) were sent draft copies of the Element and

invited to attend the workshops which were held to solicit input and explain the process and requirements for update of the Element. Notice of the workshops was published and the workshops were held in the day and evening to facilitate attendance.

1.1. Characteristics of Population, Households and Housing and Summary of Housing Needs.

A survey of the City's household characteristics is necessary to determine population trends, household composition and size, age, income, overcrowding and the extent of households with special needs. These characteristics and trends can indicate planning and housing needs necessary to the formulation of housing policy. The information contained in the 1994-1999 Housing Element, unless otherwise cited, is from the 1990 U.S. Census of Population and Housing, although more recent data, when available, is included.

1.1.1. Population.

The City's population has remained relatively stable, although declining by three percent between 1970 and 1980, and again by 1.2 percent between 1980 and 1990. The latest estimate of the City's population as of 1993 was 32,335.*

The City's racial composition is largely homogeneous (91 percent White) although there is considerable variety in ancestry and countries of origin. A slightly larger percentage of Beverly Hills residents were foreign born (35 percent) in 1990 than in Los Angeles County as a whole (33 percent). An indication of the community's diversity is the fact that 45 percent of the pupils in the Beverly Hills Unified School District have English as a second language and these students have over 40 first languages other than English. Notwithstanding this variety, the Census reports that over 95 percent of the population speaks only English or speaks it "well" or "very well."

The City's population continues to be considerably older than the County, State and nation. The median age in 1990 was 42.5 as compared to 30.8 for the County, 31.7 for the State, and 33.0 for the nation. The proportion of children under the age of 19 was under 19 percent, compared with approximately 29 percent in the County, State and nation. The proportion of people aged 65 or more was just over 20 percent, compared with 10 to 12 percent in the

* State Department of Finance estimate as of January 1, 1993.

County, State and nation. There were some interesting shifts in the composition of age groups in the City since 1980, most notably the increases in the numbers of very young children and young adults, as well as the decline in the numbers of older children. Compared to the 1980 Census and given the household composition in the City, it does not appear that these figures necessarily represent an increase in the numbers of family households, but rather a small baby "boomlet" which has been mirrored in the experience of the Country. Between males and females, the male age group 25-34 has increased the most dramatically, by almost 73 percent since 1970. Increases in the number of persons aged 75 or more were significant as well.

1.1.2. Household Characteristics.

The City's household sizes have decreased over time, and in 1990 was 2.19 persons per household compared to 2.91 Countywide. A significant characteristic of households in the City is the high percentage -- over 38 percent -- of single-person households, 69 percent of which are women. Only 30 percent of households are comprised of three or more persons. Approximately 31 percent of all households are headed by persons aged 65 or older. In 1990, the City had 14,564 households and 8,024 families. (In the Census, a "household" is simply the occupants of a single dwelling unit, regardless of their relationship; a "family" is a household where two or more members are related by blood or marriage and where there may or may not be other members who are not related to any other member.) Less than 16 percent of all households were comprised of married-couple households with children. Single parent households with children comprised five percent of all households and nine percent of all families.

A relatively small number of units are considered over-crowded, 4.5 percent, compared to 19.2 percent in the County.

Annual income levels in 1989 for households, families and non-family households were:

| | <u>Households</u> | <u>Families</u> | <u>Non-family Households</u> |
|--------|-------------------|-----------------|----------------------------------|
| Median | \$ 54,348 | \$ 83,272 | \$34,446 |
| Mean | 121,396 | 171,446 | 58,122 |

The median household income was the 17th highest in the County, and was considerably higher than the County median of \$34,965. There are significant

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differences in household income levels within the community. Among families, income levels are lowest for family households headed by women with children and are highest for married couple families with no children. Over 28 percent of households had annual incomes less than \$30,000 and 20 percent had incomes in excess of \$150,000.

Approximately 28 percent of all households, 3,972 households, are considered to have "lower" or "low" incomes, i.e., annual household income did not exceed 80 percent of the County median adjusted for household size. Compared to the County, a relatively small percentage of the population had incomes below the much lower federal poverty level. A total of 2,105 people (6.6 percent of the total persons), 971 households (6.7 percent of the total households) and 338 families (4.2 percent of total families) had incomes below the federal poverty level. Among poor households, 40 percent were headed by a person aged 65 or more. Among poor families, 37 percent were married-couple families with no children, and 52 percent were families with children.

1.1.3. Housing.

Approximately 90 percent of the City is zoned for residential use. In areas zoned for multi-family residential use, the average existing density is approximately 39 units per acre and in single family residential areas, existing densities average 2.8 units per acre. The average existing densities are the result of a considerable range in densities.

There were a total of 15,717 dwelling units in 1992, and approximately 52 percent were rental apartment units, 37.5 percent were single family detached units and 10.6 percent were condominium units. Of the total units in the City, 56 percent were renter-occupied and 44 percent were owner-occupied. Of occupied condominiums, 74 percent were owner-occupied and 26 percent were renter-occupied. Approximately 55 percent of the population lived in owner-occupied units (single family houses and condominiums), and 45 percent lived in renter-occupied housing (single family houses, rental apartments and condominiums).

The housing stock is older than that found in the County, and reflects the City's established, built-up condition. In 1990, over 35 percent of the housing stock was built before 1940 as compared to 13 percent in the County. Over 50 percent was built before 1950. The median year built was 1949. The condition of the housing stock is generally quite good, despite its age.

In the 1990 Census, the vacancy rate of for-sale units was under one percent and for rental apartment units was under four percent. In a local survey

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conducted in 1992, the rental apartment vacancy rate was still under four percent (no comparable survey was done of for-sale units).

Owner housing in Beverly Hills is very expensive. A document published by the Southern California Association of Governments (SCAG) on the median cost of owner housing in 1990 placed Beverly Hills owner housing at the top of the list of the 188 local governments in the six-county SCAG region, despite the much lower ranking of the Beverly Hills median household income level which was not even included among the list of cities with the ten highest median incomes. Over 95 percent of owner housing (including condominiums) fell into the open-ended "\$500,000 or more" category in the Census (as compared to 11.6 percent for the County), which means that little is known about actual median housing costs from the Census, other than the fact that relative to other areas they are very high. Therefore a local survey* was taken of median sold prices by Census Tract. The survey indicated that in 1992, of the six Census Tracts (see Map 1 for Tract boundaries), Tract 7009.02 had the lowest **median** sold price for a single family house: \$605,000. The Tract with the highest **median** sold price was Tract 7007 at \$1.7 million. The lowest 1992 recorded **single** sale in the City during this period was \$420,000 and the highest was \$3,300,000.

Condominium sale prices were also surveyed. The lowest **median** 1992 sales price in a Tract for a condominium unit was \$357,000 (Tract 7009.02) and the Tract with the highest median price was Tract 7010 at \$490,000. The lowest recorded 1992 **single** condominium sale price was \$176,000 and the highest was \$1,195,000.

The 1990 Census indicated that 42 percent of all renter-occupied units rented at the open-ended category of "\$1,000 or more." A local survey conducted in 1992 of apartment rentals indicated average rents of \$684 for a single/bachelor, \$1,105 for a one-bedroom unit, \$1,504 for a two-bedroom unit and \$2,167 for a three-bedroom unit.

1.1.4. Summary of Housing Needs.

Due to the substantial increase in the cost of shelter which began in the late 1970s, it has become increasingly common for households to pay a much higher percentage of income for shelter than the 25 percent which had been considered a prudent rule of thumb for housing expenditures. Pursuant to State law, the

* Compiled from Board of Realtors' Multiple Listing Service Sold Book. Survey does not reflect sales which were not reported to this source.

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Element addresses itself to the housing needs of all residents in all income groups, however, the needs of those with lower incomes who pay more than 30 percent of household income for shelter in an area with some of the highest owner and renter costs in the County are of special concern.

State law (Government Code Sec. 65584) requires that the regional planning agency, the Southern California Association of Governments (SCAG), prepare a "Regional Housing Needs Assessment" (RHNA) for each jurisdiction to identify existing lower income households paying more than 30 percent of income for shelter, and the future housing needs of all income groups (based on growth projections for the planning period) and adjusted to avoid impaction of existing lower income areas in the region. Due to the suspension of State funding for preparation of the RHNA for the update which had been due for 1994-1999, SCAG will not extend the projections beyond the 1989-94 period or prepare an updated RHNA, and advised member jurisdictions that there is not an adopted RHNA at this time for housing element updates. Nevertheless, the City has endeavored to identify the existing housing needs of lower income households and future housing needs of all households in the City.

The last officially adopted RHNA (December, 1988) was developed for use in the 1989-1994 update of the housing element. It was developed prior to the availability of the 1990 Census data, prior to the downturn in the regional and local economy and prior to the updated growth forecast which SCAG currently has under development. The 1988 RHNA indicated that of the total 4,762 existing lower income households, the number which are paying more than 30 percent of income for housing was 2,760. Of these existing households in need of more affordable housing, 1,714 (62 percent) had "very low" incomes. Almost 90 percent of the existing lower income households in need were renters. The number of additional housing units projected to be needed for all income groups for the 1989-94 planning period was 835 and of these, 67 percent were needed for moderate to high income households and 33 percent for low and very low income households.

Building on the more recent 1990 Census data, SCAG distributed the document "Preliminary Regional Housing Needs Assessment, Data Summary" dated June, 1992, in which a more recent estimate is provided of the total number of existing lower income households paying more than 30 percent of their income for housing. In Beverly Hills, of the 3,972 households which had 1989 incomes not exceeding the "lower" income level, 3,023 households, almost 21 percent of the City's total households, were paying more than 30 percent of income for shelter. Of these, 86 percent are renters, and of these lower income renter households overpaying for housing, 65 percent have incomes which are "very low," i.e., less than half of the County median household income.

SCAG made no estimate of future housing needs of all income groups for the period 1994-1996 or for 1994-1999. Due to the suspension of the RHNA preparation there is consequently no future need for 1994-96 or 1994-99 identified to which the requirement to identify adequate sites to accommodate the future growth of all income groups (Government Code Sec. 65583(c)(1)) can be applied. However an effort was made to estimate the total remaining residential development potential in the City from the few vacant lots, and the net theoretical development potential from redevelopment which is possible under existing zone standards. It is estimated that approximately 20 single family residential units and 900 multifamily residential units could theoretically be constructed, given favorable market conditions.

In the preliminary growth forecast for the region which SCAG currently has under review, and based on 20 years of slightly declining population and the general economic decline of the region, little or no growth in either population or households for the City has been projected for 2000. Alternately, if it is assumed that development will occur at the same levels as during 1982-1993, a net additional 40 multifamily units could be constructed between July, 1994 and June 1996, and 60 net additional multifamily units between July 1996 and June 1999. No net additional single family units are anticipated. (Between 1982 and 1993 there was a net loss of four single family units.) It can be anticipated that the pricing of any future development would reflect the prevailing market conditions at the time of development, and, barring any intercession in market forces, such development is not expected to be affordable to lower income households.

Housing Elements must include an analysis of any special housing needs which may be present in the community, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter (Government Code 65583(a)(6)). In attempting to identify special needs as well as the more general need of lower income households for more affordable housing, it should be noted that there is much more information available from the Census on households which are below the federal "poverty" level as compared to the much higher numbers of households considered to be of "lower income;" it is unknown the extent to which the characteristics of poor households correspond to those of all lower income households. It should also be borne in mind that even households with "medium" incomes (80 to 120 percent of County median) will experience significant difficulties in obtaining housing which is "affordable" to them given the cost of shelter in the City.

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In Beverly Hills, the existing "special needs" households include the elderly, particularly the elderly with mobility limitations; poor single parent households with children; poor single persons; and poor married-couple households without children. (There are a negligible number of homeless persons and no farmworkers.) In addition to serving the City's total housing needs, the five-year Housing Program endeavors to particularly assist these groups considered to be in greatest need.

1.1.5. Response to Housing Needs: 1989-1994.

The 1988 RHNA for the 1989-1994 period indicated a future need of 835 new units for all income groups. During July, 1989 through June, 1994, a net additional 21 ownership dwelling units were constructed. No rental units were constructed. Given the costs of the area's housing market, these are presumed to be affordable only to "high" income households (above 120 percent of the County median household income). These units represent 2.5 percent of the total future housing need and 4.8 percent of the "high" income segment.

During the same period, a total of 213 existing dwelling units occupied by very low or low income households received rehabilitation work under the City's Handyman program.

Assistance in the form of the Senior Homeshare and Senior Case Management programs was provided to 151 households of all incomes. A total of 790 Section 8 rental certificates (both project-based or Section 8 Existing) were issued or annually recertified during this time.

Assistance to homeless persons was provided in the form of grants to service agencies providing counseling, meals, food, etc. The City also provided a variety of child care and senior-oriented services during this time.

1.2. Community Housing Goals, Policies and Objectives.

Since adoption of the City's first Housing Element in 1978, a wide range of programs and actions have been initiated which have supported implementation of the goals of that Element. (A summary of housing-related activities since 1978 may be found in the Appendices.)

Implicit in the reexamination and formulation of the City's housing goals for the 1994-1999 period is the understanding that Beverly Hills is a completely built up City, surrounded by part of a larger, highly urbanized housing market which is characterized by housing costs that are among the very highest in the

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six-county SCAG region, and low vacancy rates. The City's size, its limited development potential, the stability of its population, the age of its housing stock and the historic and market forces which have shaped the City's role in the larger housing market limit the types of changes in population characteristics and housing that can occur without disruption of the existing population. Therefore, the City's policies and programs are aimed at achieving a balance between meeting identified specialized housing needs, expanding the choices in types of housing available, and preserving the stability and viability of its residential areas.

The goals of the 1994 Housing Element reaffirm and expand upon the goals of the 1978 Element and include:

- Goal 1. Maintain the community's housing stock; preserve the viability and stability of residential neighborhoods.
- Goal 2. Maintain, preserve and seek opportunities to expand rental housing affordable to lower income households, including the elderly, young households, households with children and single parent households.
- Goal 3. Maintain the general scale and character of the City through directed revitalization. Include in the review of any proposed revisions consideration of the City's history, its evolution to its current character, and what the residents' future housing needs may be.
- Goal 4. Expand the variety of housing product on a limited basis beyond single family detached, rental apartment and condominium units.

1.3. Summary of Housing Program.

The City's housing program was designed recognizing that housing goals can occasionally conflict. For example, in attempting to meet a goal of revitalization and renewal of older neighborhoods, a portion of existing affordable housing stock, which may be affordable precisely because it is older and perhaps lacking in the more modern amenities, may be threatened. Conversely, the program also recognizes that activities undertaken to support one policy can and often do overlap and reinforce others.

It is also recognized that the housing discrimination laws in the nation and State preclude discrimination in favor of any group except the elderly. (Qualification on the basis of lower income is permitted as well.) The needs

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of other groups such as single parent households or households with young children, as well as the needs of the elderly, may extend beyond simply being able to find suitable housing which is affordable on a lower income. The needs of such households may encompass a range of services beyond the scope of housing. To a limited extent, the housing program has been designed to identify the service needs of special groups as well.

It is anticipated that the housing program will be implemented between July 1, 1994 and June 30, 1999. The agency responsible for the implementation of the housing program is the City of Beverly Hills Planning & Community Development Department. The source of local funds to support implementation of the housing program will be from the City's General Fund and the Community Development Block Grant until such time as additional support is available from implementation of those programs which involve creation of a housing trust fund.

Goal 1: Maintain the community's housing stock; preserve the viability and stability of residential neighborhoods.

- ♦ **Objective 1.1** Develop, continue and pursue programs to maintain and improve the physical condition of existing housing stock.
 - **Program 1.1** Continue and expand federally funded Handyman Program (minor repairs/improved security/handicap aids for low income tenants and homeowners). Serve approximately 48 households per year for a total of 96 households between July 1, 1994 and June 30, 1996 and approximately 144 households between July 1, 1996 and June 30, 1999.
 - **Program 1.2** Continue program under rent stabilization ordinances of investigation of tenant complaints about maintenance at a rate of approximately nine per month, or a total of 216 between July 1, 1994 and June 30, 1996, and approximately 324 between July 1, 1996 and June 30, 1999.
 - **Program 1.3** Continue to enforce property maintenance standards, and continue to require that the exterior of vacated multifamily structures which will be demolished for condominium development are adequately maintained as a condition of extension of tentative map approval for the site. Explore feasibility of a program to encourage aesthetic maintenance standards for exterior yards and the front of residential structures.

- **Program 1.4.** Encourage residential property owners to rehabilitate empty units using federal, State or local funds in exchange for limiting rent levels for target groups of low and moderate incomes.
- ♦ **Objective 1.2** Stabilize older multifamily areas and at the same time renew selected areas.
 - **Program 1.5** Complete Phase II of revisions to zone standards for multifamily areas. (Phase I, enacted in 1983, established revised height limits similar to heights of existing development. Phase II involves a comprehensive analysis of multifamily residential development standards, including consideration of reducing minimum unit sizes, ceiling height, open space, projections into required setbacks, elimination of habitable basements to advance overall design objectives and reduce flood risks where this is a factor, maximum structure height, measurement of height by feet rather than stories, garage height and access, building length, relation to street and adjacent structures, standards for substandard sized lots, encouraging usable balconies, courtyards, implication of flood areas on subterranean parking, etc.) In the event that residential zoning is proposed for the south side of North Santa Monica Boulevard east of Beverly Boulevard, a substantial setback and buffer from N. Santa Monica Boulevard should be incorporated.
 - **Program 1.6** Allow for not only reconstruction but some expansion of deteriorating garages of apartment buildings without requiring compliance with current setback requirements which usually prevents reconstruction of the garages and may precipitate a decision to demolish the often older, more affordable apartment building for redevelopment.
 - **Program 1.7** Continue study of parking-deficient residential areas, evaluate permit parking zones and overnight parking in areas of deficient off-street residential parking.
 - **Program 1.8** Continue utility undergrounding programs and explore ways for residents to initiate requests for utility undergrounding over a ten- to twenty-year period.
- ♦ **Objective 1.3** Continue to refine development standards for single family residential zones to assure compatibility of new, large development with established neighborhoods.

Housing Element

- **Program 1.9** Continue study of all aspects of the maximum zoning envelope for single family residential development, including standards for accessory structures (as distinct from secondary units), lot coverage, setbacks, basements, possible reduction in minimum unit size, etc.
- **Program 1.10** Develop standards for lots with substandard widths or sizes.

Goal 2: Maintain, preserve and seek opportunities to expand rental housing affordable to lower income households, including the elderly, young households, households with children and single parent households.

♦ **Objective 2.1** Maintain and preserve existing housing affordable to lower income households.

- **Program 2.1** If funding permits, continue and if feasible expand the Handyman Program which provides minor repair/improved security/handicap aids to lower income households. Continue priority scheduling of elderly, handicapped and single parent households. (See Program 1.1 for goals for the planning period.)
- **Program 2.2** Continue to monitor existing assisted housing (Section 202 project and Section 8 Existing/vouchers). Seek ways to increase access of qualified Beverly Hills residents to available rental support programs to attempt to restore participation to previous levels (approximately 40-50 certificates).
- **Program 2.3** Continue to monitor the conversion or demolition of apartment units subject to Ordinance 82-0-1839 which limits the rate at which apartment units may be demolished or converted to condominium units. Evaluate the effect of this ordinance and make any appropriate changes.
- **Program 2.4** Investigate legal ways of delaying demolitions of older apartment buildings until new projects approved for these sites are ready to be implemented, for example upon issuance of construction permits or funding.

♦ **Objective 2.2** Expand supply of housing affordable to lower income households.

- **Program 2.5** Encourage use by for-profit and nonprofit housing developers of available federal and State financing and tax credit programs for

development of affordable housing. Promote utilization of City's existing density bonus and low income senior housing ordinances. Assist developers of low income housing by providing or encouraging use of such federal and State funding as is available (e.g., Community Development Block Grant, HOME funds, etc. See Appendix 5.7). Explore creation of a local fund to assist developers of housing affordable to lower income households. Possible methods of creating this fund could include requiring an in-lieu fee where commercial or residential redevelopment above some minimum size results in a net loss of residential units, or could include an inclusionary requirement on new, market rate multifamily residential development above some minimum size with the requirement met by a choice of development of low income units or an in-lieu payment to the housing fund. Review appropriateness of utilizing City-owned property for low income housing, possibly as part of a mixed use development.

- **Program 2.6** Continue to use CDBG funds to support a Senior Case Management program which assists frail elderly persons to remain in their homes serving approximately 76 persons during July, 1994 through June 1996 and 114 persons between July 1996 and June 1999. The Senior Homeshare program which provides screened referrals of prospective roommates to seniors who wish to share housing to reduce costs and increase companionship and sense of security, is expected to serve approximately 54 seniors during July 1994 and June 1996, and 81 seniors between July 1996 and June 1999. As funds permit, continue to provide support to organizations assisting the homeless, including consideration of an interjurisdictional effort to construct a homeless shelter. Consider reducing cost of certain City services for seniors with incomes not exceeding some preestablished level.
- **Program 2.7** Revise City's existing Density Bonus Ordinance to achieve compatibility with current State law and to increase its effectiveness in providing affordable housing. Allow reduction in parking standards for units reserved for elderly; permit one additional story above right of zone in some areas. Study providing additional incentives for set-aside units of three bedrooms to increase the supply of affordable units large enough for families.
- **Program 2.8** Develop local "second unit" ordinance instead of utilizing the mandatory State law and explore restricting occupancy to targeted groups.

Goal 3: Maintain the general scale and character of the City through directed revitalization. Include in the review of any proposed revisions consideration of the City's history, its evolution to its current character, and what the residents' future housing needs may be.

◆ **Objective 3.1** Maintain the general height and density limits, while permitting selected, limited increases in height or other standards to meet other objectives, provided such modifications result in development generally compatible with the surrounding area.

- **Program 3.1** Study and consider feasibility of permitting a limited increase in maximum allowable heights, taking into consideration road width and other factors, in selected multifamily residential areas. Limited height increases can act to compensate for the propensity of developers to build less than the maximum number of units possible where large units are desired, so that the full development potential of sites may be achieved. The height increases would involve elimination of habitable basements to advance overall design objectives of Program 1.5 and to reduce flood risks where this is a factor. Such areas could include:

- In areas where existing two-story multifamily residential height limits abut three-story commercial streets, increase height limit to three stories (involving approximately 49 lots);
- In three-story areas currently surrounded by five- and four-story height limits (east of Maple Dr. north of Burton Way), increase to five stories (involving approximately 96 lots); and
- In the area surrounded by commercial development and La Cienega Park (Hamilton, Gale and Tower Drives south of Wilshire Boulevard), increase the existing height limit to four stories (involving approximately 76 lots) .

◆ **Objective 3.2** Revitalize older residential areas with new development which provides environments consistent with the character and quality of life generally associated with the City's single and multiple family residential areas.

- **Program 3.2** Continue monitoring by the Architectural Commission of multifamily development to assure high quality design. By ensuring high quality design, the City hopes to lower effective housing costs in the

longer term by reducing the need for costly maintenance, repairs, and upgrades after multifamily developments are occupied.

Goal 4: Expand the variety of housing product on a limited basis beyond single family detached, rental apartment and condominium units.

♦ **Objective 4.1** Create a new single family residential zone: "single family attached."

- **Program 4.1** Study feasibility of and develop standards for a new single family residential zone (R-1A) in which attached owner units would be permitted in selected R-1 zoned areas, with standards to be compatible with existing R-1 standards, but which maximize open space and emphasize security. Such developments would require that a minimum of two lots be developed at the same time. In identified areas, include consideration of locating the new zone in such a way as to improve existing transitions between commercial and single family detached residential areas and border areas in locations where such adjacencies have been identified as a problem. Also study appropriateness of R-1A zone on substandard sized R-1 zoned lots. Analyze effect of the existence or lack of an alley separating commercial and residential land uses.

♦ **Objective 4.2** Create a new multifamily residential zone: "townhouse."

- **Program 4.2** Study feasibility of and develop standards for a new multifamily residential zone (R-4T) in which dwelling units would be required to be constructed in the townhouse style, i.e., units would be constructed side-by-side with no other units above or below. Consider feasibility of locating the R-4T zone in such a way as to encourage limited redevelopment of older areas. Initial study areas could include but not be limited to:

- The north side of Clifton Way between Arnaz Drive and Le Doux Road.
- Small, substandard sized legally nonconforming lots currently zoned for multifamily residential for which current R-4 development standards are inappropriate.
- N. Doheny Dr. between Wilshire Boulevard and Burton Way.

(Although the legally nonconforming lots were not inventoried, the potential rezoning of these R-1 zoned areas could result in a net increase of approximately 94 units.)

♦ **Objective 4.3** Develop standards for mixed commercial and residential uses.

- **Program 4.3** Study feasibility of and develop standards for mixed residential-commercial structures, with and without low income housing components, including additional height, in areas currently zoned for commercial use and consider appropriateness of various areas, such as:
 - South side of Wilshire Boulevard, east of Beverly Drive. (Between Stanley Drive and Le Doux Road, extend to north side of Charleville Boulevard.)
 - Eastern area of Business Triangle.
 - South side of Burton Way (commercially zoned parcels).
 - Olympic Boulevard (commercially zoned parcels).
 - La Cienega Boulevard north of Wilshire Boulevard.
 - City-owned property where some or all of the residential units would be for lower income households.
 - East side of South Beverly Drive.
- **Program 4.4** Develop new standards for and enact an ordinance which would permit and regulate home occupations in residential zones.

1.4. Implementation and Consistency with General Plan.

Implementation of the Housing Program will be the responsibility of the elected and appointed officials and administrative departments of the City of Beverly Hills. The Housing Program identifies actions which are designed to be implemented by the city within the timeframe of the updated Element.

Pursuant to State law the provisions of all elements of the General Plan must be consistent, and subsequent to adoption, all new development undertaken by property owners and the City must be found in conformance with the General Plan. The seven mandated elements often overlap and are designed to be mutually supportive, particularly in the areas of housing, land use and circulation. The type, location and intensity of existing and future residential development described in the Housing Element, and the components of the implementation program of the Element are consistent with the community goals and objectives of the other elements of the General Plan.

2. ASSESSMENT OF HOUSING NEEDS AND INVENTORY OF RESOURCES AND CONSTRAINTS RELEVANT TO MEETING IDENTIFIED NEEDS.

2.1. Population Trends, Household Characteristics and Employment.

2.1.1. Population Trends.

2.1.1.1. Population.

The City's resident population has remained relatively stable over time, sustaining a steady increase, with a leveling off during the 1970s. The City's population has declined slightly in each decennial census since 1970. The total resident population was 32,335 according to the January 1, 1993 State Department of Finance estimate. This is a one percent increase from the 1990 Census count of 31,971 persons. Table 1 shows the City's population over the last thirty years and compares its population changes with those of neighboring cities, Los Angeles City, and Los Angeles County.

Table 2 indicates that 53 percent of the residents lived in the same house in 1985. Movement within the County is comparable to movement of the County's population overall, with approximately 83 percent of both the City's and County's residents residing in Los Angeles County in 1985.

The City is largely built up with little or no land remaining for development other than redevelopment of lots which have existing development. Little change is expected in the City's population size during 1994-1999 under existing zoning and development policies. The Southern California Association of Governments (SCAG) has predicted little or no population growth for the city for its 2000 and 2010 projections under the "unconstrained" scenario. ("Unconstrained" means without regard to local zoning or growth control measures.)

It should be noted that the resident population figures do not include hotel guests who are lodged in the City during the night. Based on hotel room tax records, there may be approximately 1,000 to 1,500 overnight hotel room occupants.

Estimates of the peak daytime population vary considerably from 150,000 to 200,000 persons. Daytime population includes employees of private, public and quasi-public employers, shoppers, professional clients, hotel guests who are in the City during the day, City residents who remain in the City during the day, and persons driving through.

TABLE 1

Total Population, Selected Jurisdictions

| Jurisdiction | 1960 | 1970 | Percent Change 1960-70 | 1980 | Percent Change 1970-80 | 1990 | Percent Change 1980-90 | 1992 ^{a/} | Percent Change 1990-92 |
|--------------------|-----------|-----------|------------------------------|-----------|------------------------------|----------------------|------------------------------|--------------------|------------------------------|
| Beverly Hills | 30,817 | 33,416 | + 8.4 | 32,367 | -3.01 | 31,971 | -1.2 | 32,225 | +0.8 |
| Santa Monica | 83,249 | 88,289 | + 6.1 | 88,314 | +0.03 | 86,905 | -1.6 | 87,408 | +0.6 |
| Culver City | 32,163 | 34,541 | + 7.4 | 38,139 | +10.04 | 38,793 | +1.7 | 38,926 | +0.3 |
| West Hollywood | b/ | b/ | b/ | b/ | b/ | 36,118 ^{b/} | b/ | 36,353 | +0.6 |
| Los Angeles City | 2,479,015 | 2,811,801 | +13.4 | 2,966,850 | + 5.50 | 3,485,398 | +17.5 | 3,579,572 | +2.7 |
| Los Angeles County | 6,038,771 | 7,032,075 | +16.4 | 7,477,503 | + 6.02 | 8,863,164 | +18.5 | 9,087,399 | +2.5 |

Source: 1960, 1970, 1980, 1990 U.S. Census of Population and Housing.

a/ State Department of Finance estimate.

b/ West Hollywood was incorporated by a 1984 vote of its electorate.

TABLE 2

Residence in 1985

| <u>Residence Location</u> | <u>Beverly Hills</u> | <u>Los Angeles County</u> |
|---------------------------------|----------------------|---------------------------|
| Same House | 52.8 | 47.2 |
| Different House, Same County | 29.9 | 35.9 |
| Different County, Same State | 2.7 | 3.9 |
| Different State: | | |
| Northeast | 2.5 | 1.1 |
| Midwest | 1.4 | 1.1 |
| South | 2.1 | 1.6 |
| West | 1.3 | 1.3 |
| Other U.S. | (less than 0.1) | (less than 0.1) |
| Other Country | 7.2 | 7.8 |
| Total | 100.0 | 100.0 |

Source: 1990 U.S. Census of Population and Housing
STF-3/P43.

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2.1.1.2. Ethnicity and Ancestry.

The City's racial composition is largely homogeneous and has remained stable although the variety of ancestries and countries of origin is considerable.

The City's population is predominantly White although there has been a slight decrease in the relative proportion of White persons to persons in all other racial categories. Table 3 compares the City's racial components with those of the County's for 1990, 1980 and 1970. The relative proportion of Black, Asian and Other is significantly higher and the White percentage significantly lower on a Countywide basis.

The Hispanic count in the Census is not a racial category and while Hispanic persons were enumerated, they are also components of any of the racial categories. Table 3 also indicates that the City's relative percentage of Hispanic persons was substantially lower than that of the County. Table 4 indicates the detailed racial and Hispanic composition of each Census Tract in 1990.

A slightly larger percentage of Beverly Hills residents were foreign born (35 percent) in 1990 than in the County as a whole (33 percent). Of the total foreign born population, 38 percent arrived in the U.S. prior to 1975, 40 percent between 1975 and 1984, and 22 percent after 1985. Of these Beverly Hills foreign born residents, 58 percent were not U.S. citizens in 1990, or 20 percent of the total population. In the County, 73 percent of the foreign born residents were not citizens in 1990, or 24 percent of the total population.

An examination of ancestries indicates that ancestries of Beverly Hills residents are quite diverse. Census data indicate that over 33 percent of residents reported "Other Groups," "unclassified" or "unreported" for their ancestries. Of total residents, almost 15 percent reported Russian ancestry, 7 percent German ancestry, seven percent Polish and six percent Hispanic. The remaining 31 percent reported a wide range of ancestries.

Although many different first languages are spoken by Beverly Hills residents, over 95 percent of the population speaks only English or speaks it "well" or "very well." Among households, 65 percent indicated that English is the language spoken at home, 22 percent speak "Other" languages at home, nine percent speak Spanish, and four percent speak Asian languages at home.

Data provided by the Beverly Hills Unified School District for 1992 indicates that 45.3 percent of the school pupils in the District have English as a second language, up from 19.4 percent in 1982. Of these pupils, those who were fluent in English comprised 35.6 percent of all students while those with

TABLE 3

Ethnicity of Population For Beverly Hills and Los Angeles County, 1970, 1980 and 1990

| Number | Beverly Hills | | | | | | Los Angeles County | | | | | |
|-----------------|---------------|---------------------|---------|--------|---------|--------|--------------------|-------------------------|---------|-----------|---------|-----------|
| | 1990 | | 1980 | | 1970 | | 1990 | | 1980 | | 1970 | |
| | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number |
| White a/ | 91.3 | 29,182 | 94.1 | 30,467 | 98.0 | 32,751 | 56.8 | 5,035,103 | 67.9 | 5,073,617 | 85.4 | 6,006,499 |
| Black | 1.7 | 543 | 1.5 | 500 | 1.0 | 348 | 11.2 | 992,974 | 12.6 | 943,968 | 10.8 | 762,844 |
| American Indian | 0.2 | 59 | 0.1 | 38 | -- | 14 | 0.5 | 45,508 | 0.6 | 48,120 | 0.4 | 24,509 |
| Asian | 5.4 | 1,745 | 2.4 | 787 | 0.8 | 290 | 10.8 | 954,485 | 5.8 | 434,850 | 2.5 | 178,335 |
| Other | 1.4 | 442 | 1.8 | 575 | 0.2 | 63 | 20.7 | 1,835,094 | 13.1 | 976,948 | 0.9 | 59,888 |
| Total | 100.0 | 31,971 | 100.0 | 32,367 | 100.0 | 33,416 | 100.0 | 8,863,164 | 100.0 | 7,477,503 | 100.0 | 7,032,075 |
| Hispanic | 5.4 | 1,725 ^{b/} | 4.2 | 1,356 | 5.6 | 1,857 | 37.8 | 3,351,242 ^{b/} | 27.6 | 2,066,103 | 18.3 | 1,289,311 |

a/ 1970 Census included Asian Indians in the White category, and the 1980 and 1990 Censuses included Asian Indian in the Asian population.

b/ In 1990, 42 percent of the Beverly Hills Hispanic population was Mexican, Puerto Rican and Cuban and 58 percent was Other Hispanic, as compared to 70 percent and 30 percent, respectively, in the County.

Source: 1970, 1980, 1990 U.S. Census of Population and Housing, STF-1.

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TABLE 4
Race and (Hispanic Origin) By Census Tract, 1990
City of Beverly Hills

| Race | Census Tract | | | | | | Totals |
|----------------------------|---------------------------|----------------|----------------|----------------|----------------|----------------|-------------------|
| | 7006 | 7007 | 7008 | 7009.01 | 7009.02 | 7010 | |
| White | 5,179 (338) | 3,047 (234) | 7,502 (184) | 2,984 (143) | 5,540 (127) | 4,937 (173) | 29,189 (1,199) |
| Black | 30 (9) | 58 (30) | 170 | 24 | 105 | 71 | 458 (19) |
| American Indian | 11 (11) | 0 | 42 | 9 | 27 (7) | 9 | 98 (18) |
| Asian/Pacific Islander: | 322 (13) ^{b/} | 151 | 358 | 280 | 382 | 218 | 1,711 (13) |
| <i>Chinese</i> | 116 | 72 | 131 | 77 | 137 | 23 | 556 |
| <i>Filipino</i> | 34 | 27 | 141 | 6 | 19 | 44 | 271 |
| <i>Japanese</i> | 36 | 9 | 40 | 37 | 29 | 70 | 221 |
| <i>Asian Indian</i> | 11 | 20 | 0 | 59 | 0 | 18 | 108 |
| <i>Korean</i> | 0 | 23 | 13 | 71 | 192 | 47 | 346 |
| <i>Vietnamese a/</i> | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| <i>Thai</i> | 0 | 0 | 25 | 0 | 0 | 0 | 25 |
| <i>Other Asian</i> | 112 | 0 | 8 | 30 | 5 | 16 | 171 |
| <i>Hawaiian a/</i> | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| <i>Other Polynesian a/</i> | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| <i>Guamanian</i> | 13 | 0 | 0 | 0 | 0 | 0 | 13 |
| Other Race | 148 (130) | 96 (87) | 74 (74) | 37 (10) | 49 (49) | 80 (80) | 484 (430) |
| Totals | 5,690 (501) | 3,352 (331) | 8,146 (258) | 3,334 (153) | 6,103 (183) | 5,315 (253) | 31,940 (1,679) |

Source: Compiled by Beverly Hills Planing & Community Development
Deparytment from 1990 U.S. Census of Population and Housing
(STF-3/Census Tracts).

a/ Totals compiled from sampled Census data (STF-3) will vary slightly from those totals reported in 100% count data (STF-1), from which Table 3 was derived.

b/ Breakdown of Hispanic persons within Asian/Pacific Islander race not available.

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limited English were 9.7 percent of all pupils. Farsi is the primary language among these pupils, or 22.4 percent of all students, with the remaining pupils speaking many different languages. Of the remaining, the largest components were students who speak Hebrew, Spanish and Korean as a first language (5.4, 4.3 and 3.9 percent of all students, respectively), although languages from all over the world were also represented (Russian, Mandarin, French, Japanese, Cantonese, Italian, German, Taiwanese, Tagalog, Portuguese, Romanian and many others). During 1977-78 a great influx of children from all over the world began, with the largest single group from Iran. Some 41 first languages other than English are represented in the District's pupils.

2.1.1.3. Age, Sex and Education.

Between 1970 and 1990, the median age of the County, State and nation has increased, while the City's has decreased. This is due in part to an increase in the numbers of very young children between 1980 and 1990 in the City. However the City's population continues to be considerably older than the County, State and nation. The 1990 median age was 42.5 as compared to that of the County (30.8) and the State (31.7). Table 5 provides a comparison of the proportion of total City population in each age group as well as the median age, with that of the County, State and nation over a 20-year period. Figure 1 compares the age/sex distribution of the City with that of the County, State and nation. Tables 6 and 7 indicate the percentage increase (or decrease) in each age group and by sex in the City from 1970 to 1980, from 1980 to 1990, and from 1970 to 1990.

An examination of Table 5 shows that in 1990 the proportion of children aged 19 or less was just under 19 percent in Beverly Hills, compared with the approximate 29 percent in the age group for the County, State and nation. The proportion of persons aged 65 or older in Beverly Hills in 1990 was just over 20 percent, compared with 9.7 percent, 10.5 percent and 12.5 percent for the County, State and nation.

Table 6 shows that the numbers of children less than five years old dropped almost 30 percent between 1970 and 1980, and then increased dramatically, by over 67 percent between 1980 and 1990. School aged children (5-18) decreased by almost seven percent between 1970 and 1980, and again by 23.5 percent between 1980 and 1990.

The numbers of young adults aged 19 to 34 increased by almost one-fourth between 1970 and 1980, and increased again by half as much between 1980 and 1990. Adults between 35 and 64 decreased by 12 percent between 1970 and 1980 and increased slightly between 1980 and 1990.

TABLE 5

Percent of Population in Various Age Groups in 1970, 1980, and 1990
in Beverly Hills, Los Angeles County, California, United States

| Age Group | Beverly Hills | | | Los Angeles County | | | California | | | U.S.A. | | |
|--------------|---------------|-------|-------|--------------------|-------|-------|------------|-------|-------|--------|-------|-------|
| | 1970 | 1980 | 1990 | 1970 | 1980 | 1990 | 1970 | 1980 | 1990 | 1970 | 1980 | 1990 |
| 0-4 | 2.6 | 1.9 | 3.6 | 8.3 | 7.4 | 8.3 | 8.2 | 7.2 | 8.0 | 8.4 | 7.2 | 7.4 |
| 5-9 | 4.7 | 3.9 | 4.3 | 9.2 | 7.1 | 7.3 | 9.6 | 6.7 | 7.5 | 9.8 | 7.4 | 7.3 |
| 10-14 | 7.0 | 7.2 | 5.1 | 9.3 | 7.6 | 6.6 | 9.9 | 7.6 | 6.7 | 10.2 | 8.0 | 6.9 |
| 15-19 | 7.5 | 7.6 | 5.9 | 8.6 | 8.8 | 7.2 | 9.1 | 9.0 | 6.8 | 9.4 | 9.3 | 7.1 |
| 20-24 | 4.8 | 5.6 | 5.8 | 8.4 | 10.0 | 9.1 | 8.7 | 10.0 | 8.2 | 8.1 | 9.4 | 7.5 |
| 25-34 | 8.8 | 12.0 | 14.2 | 13.7 | 17.9 | 19.8 | 13.4 | 18.0 | 19.3 | 12.3 | 16.4 | 17.5 |
| 35-44 | 11.6 | 13.2 | 15.9 | 12.0 | 11.7 | 15.1 | 11.8 | 11.9 | 15.6 | 11.4 | 11.3 | 15.1 |
| 45-54 | 16.0 | 13.7 | 13.7 | 12.3 | 10.2 | 9.6 | 11.7 | 9.9 | 9.9 | 11.4 | 10.1 | 10.2 |
| 55-64 | 17.1 | 13.7 | 11.2 | 9.0 | 9.3 | 7.3 | 8.6 | 9.3 | 7.5 | 9.2 | 9.6 | 8.5 |
| 65-74 | 13.3 | 12.8 | 10.3 | 5.6 | 6.0 | 5.7 | 5.5 | 6.2 | 6.3 | 6.1 | 6.9 | 7.3 |
| 75+ | 6.5 | 8.4 | 10.0 | 3.6 | 4.0 | 4.0 | 3.5 | 3.9 | 4.2 | 3.7 | 4.4 | 5.2 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median | 46.9 | 43.9 | 42.5 | N.A. | 29.8 | 30.8 | 28.1 | 29.9 | 31.7 | 28.0 | 30.0 | 33.0 |

Source: Compiled by Beverly Hills Planning and Community Development Dept. from 1970, 1980, 1990 U.S. Census of Population and Housing, and Statistical Abstract of the United States, 1982-1983.

1990 Age/Sex Graph for Beverly Hills,
Los Angeles County, California and U.S.A.

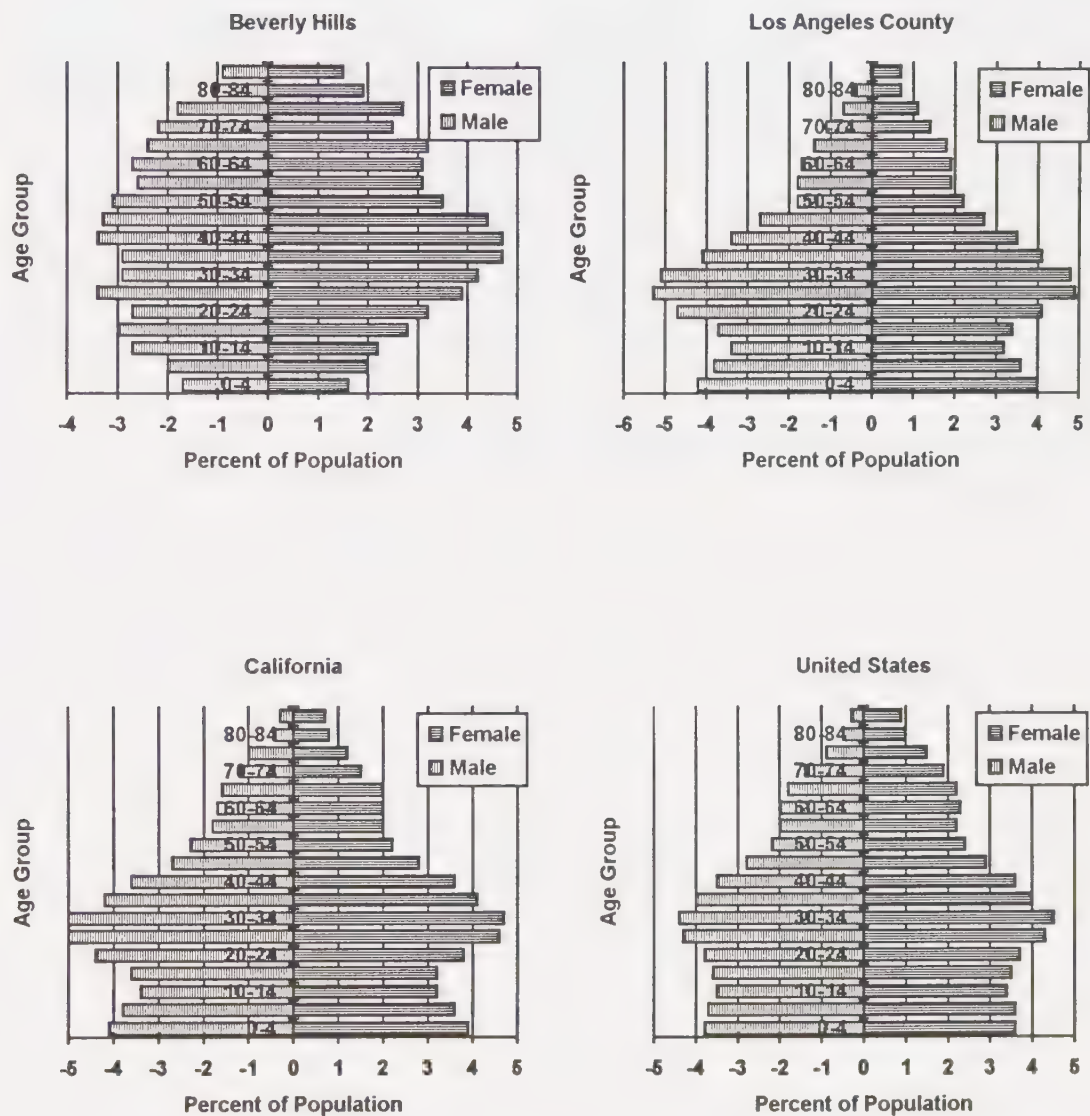


TABLE 6
Population and Percent Increase (Decrease)
1970, 1980, and 1990 City of Beverly Hills

| Age | 1970 | | 1980 | | 1970-80 | 1990 | | 1980-90 | 1970-90 |
|-------|--------|---------|--------|---------|----------------|--------|---------|----------------|----------------|
| | Number | Percent | Number | Percent | Percent Change | Number | Percent | Percent Change | Percent Change |
| 0-4 | 877 | 2.6 | 620 | 1.9 | (29.3) | 1,038 | 3.2 | 67.4 | 18.4 |
| 5-18 | 6,028 | 18.0 | 5,627 | 17.4 | (6.7) | 4,305 | 13.5 | (23.5) | (28.6) |
| 19-34 | 4,927 | 14.8 | 6,112 | 18.9 | 24.1 | 6,892 | 21.5 | 12.8 | 39.9 |
| 35-64 | 14,927 | 44.7 | 13,128 | 40.6 | (12.1) | 13,291 | 41.6 | 1.2 | (11.0) |
| 65+ | 6,657 | 19.9 | 6,880 | 21.2 | 3.3 | 6,445 | 20.2 | (6.3) | (3.2) |
| Total | 33,416 | 100.0 | 32,367 | 100.0 | (3.1) | 31,971 | 100.0 | (1.2) | (4.3) |

Source: 1970, 1980, 1990 U.S. Census of Population and Housing.

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TABLE 7

Population and Percent Increase (Decrease) By Age Group and Sex, 1970, 1980, 1990

City of Beverly Hills

| Age | Total Population | | | | | | Female Population | | | | | | Male Population | | | | | |
|--------|------------------|--------|------------------------------|------------------------------|------------------------------|--------|-------------------|--------|------------------------------|------------------------------|------------------------------|--------|-----------------|--------|------------------------------|------------------------------|------------------------------|--------|
| | 1970 | 1980 | 1970-80 Percent Change | 1980-90 Percent Change | 1970-90 Percent Change | | 1970 | 1980 | 1970-80 Percent Change | 1980-90 Percent Change | 1970-90 Percent Change | | 1970 | 1980 | 1970-80 Percent Change | 1980-90 Percent Change | 1970-90 Percent Change | |
| 0-4 | 877 | 620 | (29.3) | 1,038 | 67.4 | 18.4 | 444 | 290 | (34.7) | 500 | 72.4 | 12.6 | 433 | 330 | (23.8) | 538 | 63.0 | 24.2 |
| 5-9 | 1,582 | 1,253 | (20.8) | 1,285 | 2.6 | (18.8) | 756 | 593 | (21.6) | 643 | 8.4 | (14.9) | 826 | 660 | (20.1) | 642 | (2.7) | (22.3) |
| 10-14 | 2,321 | 2,317 | (0.2) | 1,565 | (32.5) | (32.6) | 1,171 | 1,189 | (1.5) | 712 | (40.1) | (39.2) | 1,150 | 1,128 | (1.9) | 853 | (24.4) | (25.8) |
| 15-18 | 2,125 | 2,057 | (3.2) | 1,455 | (29.3) | (31.5) | 1,066 | 977 | (8.3) | 695 | (28.9) | (34.8) | 1,059 | 1,080 | 2.0 | 760 | (29.6) | (28.2) |
| 19-24 | 1,999 | 2,215 | 10.8 | 2,303 | 4.0 | 15.2 | 1,136 | 1,151 | 1.3 | 1,233 | 7.1 | 8.5 | 863 | 1,064 | 23.3 | 1,070 | 0.6 | 24.0 |
| 25-34 | 2,928 | 3,897 | 33.1 | 4,589 | 17.8 | 56.7 | 1,771 | 2,472 | 39.6 | 2,588 | 4.7 | 46.1 | 1,157 | 1,425 | 23.2 | 2,001 | 40.4 | 72.9 |
| 35-44 | 3,877 | 4,273 | 10.2 | 5,055 | 18.3 | 30.4 | 2,363 | 2,656 | 12.4 | 3,014 | 13.5 | 27.5 | 1,514 | 1,617 | 6.8 | 2,041 | 26.2 | 34.8 |
| 45-54 | 5,355 | 4,430 | (17.3) | 4,564 | 3.0 | (14.8) | 3,125 | 2,499 | (20.0) | 2,526 | 1.1 | (19.2) | 2,230 | 1,931 | (13.4) | 2,038 | 5.5 | (8.6) |
| 55-64 | 5,695 | 4,425 | (22.3) | 3,672 | (17.0) | (35.5) | 3,220 | 2,429 | (24.6) | 1,988 | (18.2) | (38.3) | 2,475 | 1,996 | (19.4) | 1,684 | (15.6) | (32.0) |
| 65-74 | 4,456 | 4,151 | (6.8) | 3,276 | (21.1) | (26.5) | 2,747 | 2,410 | (12.3) | 1,816 | (24.6) | (33.9) | 1,709 | 1,741 | (1.9) | 1,460 | (16.1) | (14.6) |
| 75-84 | | | | 2,377 | | | | | | 1,466 | | | | | | 911 | | |
| 85+ | 2,201 | 2,729 | 24.0 | 792 | 16.1 | 44.0 | 1,382 | 1,764 | 27.6 | 488 | 10.8 | 41.4 | 819 | 965 | 17.8 | 304 | 25.9 | 48.4 |
| Total | 33,416 | 32,367 | (3.1) | 31,971 | (1.2) | (4.3) | 19,181 | 18,430 | (3.9) | 17,669 | (4.1) | (7.9) | 14,235 | 13,937 | (2.1) | 14,302 | 2.6 | 0.5 |
| Median | 43.9 | -- | 42.5 | -- | -- | -- | 44.5 | -- | 43.2 | -- | -- | -- | -- | 41.6 | -- | -- | | |

Source: Compiled by Planning & Community Development from 1970, 1980, 1990 U.S. Census of Population and Housing.

Housing Element

Persons aged 65 or more increased slightly between 1970 and 1980, and again slightly between 1980 and 1990.

An examination of the more detailed breakdown of population by age and sex shown on Table 7 indicates that the greatest change in an age group over the 20-year period 1970-1990 was in the increase in the 25-34 year old group, followed closely by the increase in those in the 75+ group. Between males and females, the male age group 25-34 has increased the most dramatically by almost 73 percent, compared to 46 percent of females in this age group. Men in the group 75+ increased by almost 50 percent and women in the same group by over 41 percent.

Map 1 identifies the Census Tract location of those under 18 and those 65 and older in 1990.

The educational level of the City's population remains high with 72 percent of those 18 or older having attended at least one or more years of college and 45 percent having completed a Bachelor's or a graduate degree (see Table 8).

2.1.2. Household Characteristics.

A "household" as defined in the Census is simply an occupied housing unit. A household may consist of a single person, or a "family" of persons related by blood or marriage, or a family and any number of "unrelated individuals" who are not related by blood or marriage to any of the other persons in the household, or finally, a household of unrelated individuals. In 1990, Beverly Hills had 14,564 households, of which 8,024 or 55 percent were "family" households and 6,540 (45 percent) were "non-family" households. Almost 76 percent of the population lived in family households, with the balance in non-family households.

2.1.2.1. Household Composition, Size and Degree of Overcrowding.

Tables 9 and 10 indicate that over 38 percent of all 1990 households were one-person households and over 32 percent were two-person households, meaning that over 70 percent of all households were comprised of one or two people. The remaining 29 percent of households were three- or more person households.

Of one-person households, 69 percent were women, meaning that over 26 percent of total households were women of any age who lived alone. Most one-person households were persons under age 65, however over 36 percent were persons aged 65 or more, meaning that 14 percent of total households were comprised of persons aged 65 or more living alone. Of elderly persons who live alone, over 80 percent are women.

Tract Population (1990)

Percent of 65+ in City
Percent of Tract who are 65+

Percent of under 18 in City
Percent of Tract who are under 18

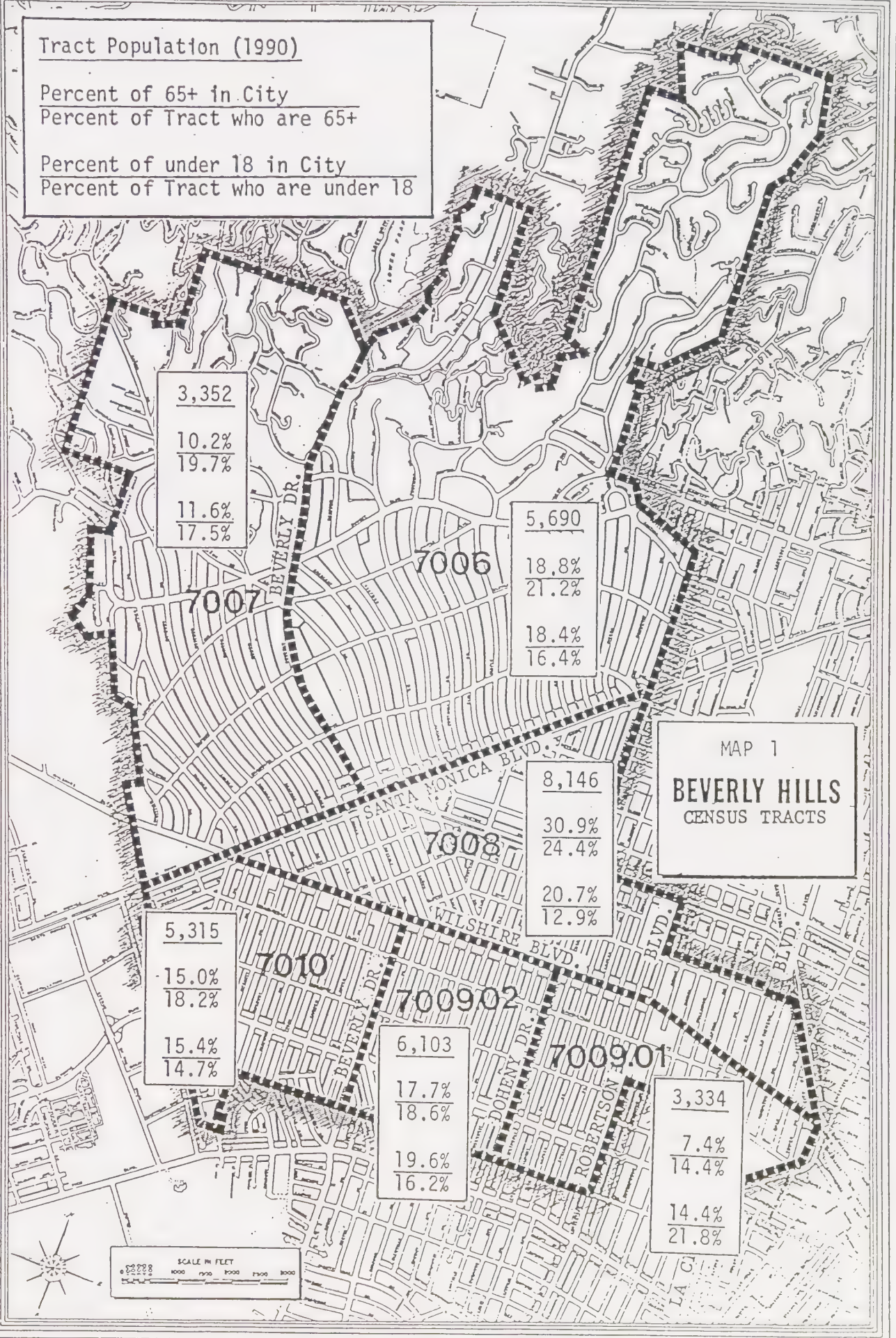


TABLE 8
 Years of School Completed, 18 Years and Over, 1990,
 Beverly Hills and Los Angeles County

| Years of School Completed | Beverly Hills | | Los Angeles County |
|------------------------------------|---------------|---------|-----------------------|
| | Number | Percent | Percent |
| To 12th grade no diploma | 2,883 | 10.7 | 31.2 |
| High School Graduate | 4,768 | 17.7 | 21.4 |
| College (1-3 years) | 7,224 | 26.9 | 27.7 |
| Bachelor's Degree | 6,734 | 25.0 | 13.1 |
| Graduate or professional degree | 5,290 | 19.7 | 6.6 |
| Total | 26,899* | 100.0 | 100.0 |

*There are 5,072 persons less than 18 years of age which leaves 27 persons unaccounted for. Discrepancy due to sampled nature of data source.

Source: 1990, U.S. Census of Population & Housing, STF-3.

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TABLE 9
Household Size, 1970, 1980, 1990
City of Beverly Hills

| Persons in House- hold | Households | | | | | |
|------------------------------|------------|---------|--------|---------|--------|---------|
| | 1970 | | 1980 | | 1990 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 1 | 4,949 | 33.8 | 5,563 | 37.4 | 5,548 | 38.1 |
| 2 | 5,095 | 34.8 | 5,018 | 33.8 | 4,741 | 32.6 |
| 3 | 2,022 | 13.8 | 1,902 | 12.8 | 1,739 | 11.9 |
| 4 | 1,377 | 9.4 | 1,378 | 9.3 | 1,498 | 10.3 |
| 5 | 755 | 5.2 | 641 | 4.3 | 710 | 4.9 |
| 6 or more | 443 | 3.0 | 354 | 2.4 | 328 | 2.2 |
| Total House- holds | 14,641 | 100.0 | 14,866 | 100.0 | 14,564 | 100.0 |

Source: Compiled by Beverly Hills Planning and Community Development Department from 1970, 1980 and 1990 (STF-1) U.S. Census of Population & Housing.

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Housing Element

TABLE 10
Household Size and Type, 1990
City Of Beverly Hills

| Type of Household | Number | Percent of Total Households |
|----------------------------------|---------------|-----------------------------------|
| 1-PERSON | 5,548 | 38.1 |
| Male: | 1,727 | 11.9 |
| Female: | 3,821 | 26.2 |
| 2- OR MORE PERSONS: | 9,016 | 61.9 |
| Family households: | 8,024 | 55.1 |
| <i>Married-couple family:</i> | <i>6,463</i> | <i>44.4</i> |
| - With children | 2,305 | 15.8 |
| - With no children | 4,158 | 28.5 |
| <i>Other families:</i> | <i>1,561</i> | <i>10.7</i> |
| Male householder (no wife): | | |
| - With children | 148 | 1.0 |
| - With no children | 237 | 1.6 |
| Female householder (no husband): | | |
| - With children | 590 | 4.1 |
| - With no children | 586 | 4.0 |
| Non-family households: | 992 | 6.8 |
| <i>Male Householder</i> | <i>481</i> | <i>3.3</i> |
| <i>Female householder</i> | <i>511</i> | <i>3.5</i> |
| TOTAL HOUSEHOLDS | 14,564 | |

Source: 1990 U.S. Census of Population and Housing.

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Housing Element

Among those households with two or more persons, most (89 percent) were family households, and these family households were 55 percent of the total households. Married-couple families (with and without children) were 44 percent of all households; married-couple families with children were less than 16 percent of total households. Families where there was no spouse comprised almost 11 percent of all households. Families with no spouse and with children comprised five percent of all households, and approximately 16 percent of all children under the age of 18 resided in one-parent households. Households of all types where children were present comprised almost 21 percent of total households.

Approximately 31 percent of all households were headed by persons who are 65 or older.

The City's 1990 population per household in 1990 was 2.19. Beverly Hills' household sizes on a citywide basis have decreased over time. Table 11, which shows household size since 1960, shows that the average persons per household figure in 1960 was 2.43. By comparison, there were 3.00 persons per household in 1960 in the County, and 2.91 in 1990.

Overcrowding in residential units is defined as having more than 1.01 persons per room. In 1990, 653 dwelling units in Beverly Hills, or 4.5 percent of the 14,564 occupied units, had more than 1.01 persons per room. Of these overcrowded units, 81 percent were renter-occupied dwellings. In comparison, in the County, 19.2 percent of units had more than 1.01 persons per room.

2.1.2.2. Household Income.

The per capita income in 1989 was \$55,463. The median household income in 1989 was \$54,348, which was the 17th highest in the County. The median household and family incomes are compared with the County and State, below.

| Area | Median Income in 1989 | |
|-----------------------|-----------------------|----------|
| | Household | Family |
| California | \$35,798 | \$40,559 |
| Los Angeles County | 34,965 | 39,035 |
| Beverly Hills | 54,348 | 83,272 |

The mean (average) household income in Beverly Hills was \$121,396 and the mean family income was \$171,446. An examination of Table 12 reveals that there are significant differences in income levels in the community, depending on the type of household, with 28 percent of Beverly Hills households having incomes of less than \$30,000 in 1989, and 30 percent with incomes in excess of \$100,000. Among families, 16 percent had incomes less than \$30,000, and 44

TABLE 11
Persons Per Household
by Census Tract and Citywide
City of Beverly Hills

| Census Tract | Year | | | |
|-----------------|------|------|------|------|
| | 1960 | 1970 | 1980 | 1990 |
| 7006 | 3.60 | 3.32 | 3.18 | 3.00 |
| 7007 | 3.56 | 3.36 | 3.07 | 3.00 |
| 7008 | 1.95 | 1.82 | 1.80 | 1.88 |
| 7009.01 | 2.21 | 2.37 | 2.27 | 2.37 |
| 7009.02 | | 1.97 | 1.83 | 1.93 |
| 7010 | 2.23 | 2.11 | 2.00 | 1.98 |
| Citywide | 2.43 | 2.28 | 2.18 | 2.19 |

Source: 1960, 1970, 1980, 1990 U.S. Census of
Population and Housing.

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TABLE 12

Income In 1989, City Of Beverly Hills

| Income | Households | | Families | | Non-family Households | |
|-----------------|------------|---------|-----------|---------|-----------------------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| \$0 - 9,999 | 1,492 | 10.3 | 362 | 4.6 | 1,137 | 17.3 |
| 10,000-19,999 | 1,216 | 8.4 | 388 | 4.9 | 828 | 12.6 |
| 20,000-29,999 | 1,417 | 9.7 | 537 | 6.8 | 906 | 13.8 |
| 30,000-39,999 | 1,577 | 10.9 | 686 | 8.6 | 937 | 14.3 |
| 40,000-49,000 | 1,025 | 7.0 | 360 | 4.5 | 648 | 9.9 |
| 50,000-59,999 | 953 | 6.6 | 587 | 7.4 | 374 | 5.7 |
| 60,000-74,999 | 1,231 | 8.5 | 758 | 9.5 | 449 | 6.8 |
| 75,000-99,999 | 1,251 | 8.6 | 774 | 9.7 | 466 | 7.1 |
| 100,000-124,999 | 983 | 6.8 | 671 | 8.4 | 316 | 4.8 |
| 125,000-149,000 | 485 | 3.3 | 388 | 4.9 | 91 | 1.4 |
| 150,000 or more | 2,888 | 19.9 | 2,444 | 30.7 | 411 | 6.3 |
| Total | 14,518 | 100.0 | 7,955 | 100.0 | 6,563 | 100.0 |
| Median | \$ 54,348 | | \$ 83,272 | | \$34,446 | |
| Mean | 121,396 | | 171,446 | | 58,122 | |

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing, STF-3.

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Housing Element

percent had incomes in excess of \$100,000 in 1989. Among non-family households, almost 44 percent had incomes less than \$30,000, and 12.5 percent had incomes over \$100,000 in 1989.

Geographically, Table 13 also indicates considerable differences in the median, mean and per capita incomes of family and non-family households depending on location (refer to Map 1 on p. 29 for location of Census Tracts). Households located south of Santa Monica Boulevard generally have incomes which are less than half of those of households north of Santa Monica Boulevard.

Table 14 provides information on mean family income by type of family and shows a low of \$39,760 for family households headed by women who have children, to a high of \$203,052 for married-couple families with no children.

Table 15 indicates the income of Beverly Hills households by income level and age of the householder and can show, for example, that of all households where 1989 household income was less than \$25,000, 45 percent of these households were headed by a person 65 or older, and that these lower income elderly-headed households represented 35 percent of all elderly-headed households. Likewise, of all households where 1989 income was \$100,000 or more, 29 percent were headed by a person aged 65 or more, and among elderly-headed households, 28 percent had 1989 incomes of \$100,000 or more.

Table 16 displays household income level by race and Hispanic origin and shows that the lowest mean household income in 1989 was for American Indian households and the highest was for Other Race.

It should be noted that the federal definition of "poverty" defines an income level well below that which would qualify a household for participation in federal or State programs designed for those with "low" or "very low" incomes. The Census information currently available does not provide the same level of detail for "low" or "very low" income households and persons as it does for those below the "poverty" level. The definition of "low income" (also referred to as "lower" income) is 80 percent of the County median income adjusted for household size. A "very low" household income does not exceed 50 percent of County median adjusted for household size. The federal poverty income levels are weighted depending on household composition, age and presence of children under the age of 18. The following table provides a comparison of "poverty" thresholds with "low" and "very low" income thresholds.

TABLE 13

Median, Mean Income of Households, Families and Non Family Households,
and Per Capita Income, By Census Tract

| Census Tract | Income | House-holds | Families | Non-Family House holds | Per Capita Income |
|--------------|--------|-------------|------------|------------------------|-------------------|
| 7006 | Median | \$150,001* | \$150,001* | \$ 75,515 | \$104,808 |
| | Mean | 315,378 | 347,391 | 139,694 | |
| 7007 | Median | 150,001* | 150,001* | 104,317 | 108,011 |
| | Mean | 325,862 | 348,579 | 215,860 | |
| 7008 | Median | 40,450 | 61,779 | 33,304 | 33,567 |
| | Mean | 62,361 | 86,627 | 41,593 | |
| 7009.01 | Median | 49,063 | 73,075 | 29,213 | 33,670 |
| | Mean | 78,506 | 102,259 | 42,787 | |
| 7009.02 | Median | 40,267 | 52,265 | 31,770 | 29,217 |
| | Mean | 56,561 | 68,186 | 46,628 | |
| 7010 | Median | 53,714 | 76,423 | 34,432 | 45,299 |
| | Mean | 88,335 | 116,847 | 59,635 | |
| Citywide | Median | 54,348 | 83,272 | 34,446 | 55,463 |
| | Mean | 121,396 | 171,446 | 58,122 | |

* The top income category in the Census is "\$150,000 or more," therefore these entries represent income levels which are simply in the highest, open-ended category and are not true medians.

Source: 1990 U.S. Census of Population & Housing, STF-3,
P 80/81/107/108/110/111 and P 114/115/116.

TABLE 14
Mean Family Income by Family Type
City of Beverly Hills

| Family Type | Mean Income |
|----------------------------------|----------------|
| Married-couple family: | |
| • With Children | \$184,845 |
| • No Children | 203,052 |
| Other Family: | |
| • Male Householder, no spouse: | |
| - With Children | 124,999 |
| - No Children | 76,250 |
| • Female Householder, no spouse: | |
| - With Children | 39,760 |
| - No Children | \$ 63,576 |

Source: 1990 U.S. Census of Population and Housing, STF-3.

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TABLE 15

Income in 1989 by Age of Householder

City of Beverly Hills

| Income | Households by Age Of Householder | | | | | | Total House- Holds |
|---------------------|----------------------------------|-------|-------|-------|-------|-------|--------------------------|
| | 15-24 | 25-34 | 35-44 | 45-54 | 55-64 | 65+ | |
| \$0-24,999 | 190 | 407 | 591 | 478 | 298 | 1,583 | 3,547 |
| 25,000-49,999 | 97 | 816 | 552 | 445 | 436 | 834 | 3,180 |
| 50,000-74,999 | 20 | 393 | 452 | 514 | 308 | 497 | 2,184 |
| 75,000-99,999 | 16 | 244 | 273 | 216 | 195 | 307 | 1,251 |
| 100,000+ | 6 | 262 | 849 | 1,064 | 909 | 1,266 | 4,356 |
| Total Households | 329 | 2,122 | 2,717 | 2,717 | 2,146 | 4,487 | 14,518 |

Source: Compiled by Beverly Hills Planning & Community Development
Department from 1990 U.S. Census Population and Housing,
STF-3.

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TABLE 16

Household Income in 1989 by Race/Hispanic Origin

City of Beverly Hills

| Income | <u>White</u> | | <u>Black</u> | | <u>American Indian</u> | | <u>Asian</u> | | <u>Other Race</u> | | <u>Hispanic</u> | |
|------------------|--------------|---------|--------------|---------|------------------------|---------|--------------|---------|-------------------|---------|-----------------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| \$ 0-24,999 | 3,324 | 24.4 | 83 | 35.5 | 28 | 51.8 | 81 | 14.7 | 31 | 38.3 | 126 | 30.1 |
| 25,000-49,000 | 2,923 | 21.5 | 78 | 33.3 | 17 | 31.5 | 136 | 24.8 | 26 | 32.1 | 98 | 23.5 |
| 50,000-74,999 | 2,060 | 15.2 | 35 | 15.0 | 9 | 16.7 | 80 | 14.6 | 0 | -- | 66 | 15.8 |
| 75,000-99,999 | 1,119 | 8.2 | 12 | 5.1 | 0 | -- | 120 | 21.9 | 0 | -- | 20 | 4.8 |
| \$100,000+ | 4,174 | 30.7 | 26 | 11.1 | 0 | -- | 132 | 24.0 | 24 | 29.6 | 108 | 25.8 |
| Total Households | 13,600 | 100.0 | 234 | 100.0 | 54 | 100.0 | 549 | 100.0 | 81 | 100.0 | 418 | 100.0 |
| Mean | \$122,641 | | \$52,794 | | \$26,264 | | \$123,126 | | \$162,259 | | \$102,276 | |

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing, STF -3.

| Income Thresholds | | | Poverty Thresholds* | |
|------------------------------|--------------------|---------------------------|----------------------|----------------------------------|
| Persons in House- hold | Very Low (50%)* | Low or Lower (80%)* | Persons in Family | Weighted Average Threshold |
| 1 | \$16,900 | \$27,050 | 1 | \$6,310 |
| 2 | 19,300 | 30,900 | Householder <65 | 6,451 |
| 3 | 21,750 | 34,800 | Householder 65+ | 5,947 |
| 4 | 24,150 | 38,650 | 2 | 8,076 |
| 5 | 26,100 | 41,750 | Householder <65 | 8,343 |
| | | | Householder 65+ | 7,501 |
| | | | 3 | 9,885 |
| | | | 4 | 12,674 |
| | | | 5 | 14,990 |

* In effect May, 1993

* 1990 Census

It is important to bear in mind that it is unknown the extent which the entire lower income population has the same household characteristics as those residents whose incomes are below the poverty level.

From the Census (Tables 12 and 15) it can be conservatively estimated that there are approximately 4,000 "low income" households (28 percent of all households), and that approximately 40 percent are headed by a person aged 65 or older. Information provided by SCAG indicates that the actual number of 1990 lower income households is 3,972, or 27.3 percent of all households. (See discussion in Section 2.3., Housing Needs.)

Tables 17, 18 and 19 display information on the extent of poverty of persons and households by age, sex and household type. A total of 6.6 percent of the total population, 6.7 percent of the total households and 4.2 percent of total families had incomes below the poverty level.

Table 20 examines households, persons, families and children living below poverty, by household type. Of all poor households, 40 percent were headed by a person aged 65 or more and almost 30 percent were headed by a person aged 75 or more. (Households headed by a person aged 65 or more comprise 40 percent of total lower income households as well.) Among poor households, 62 percent consisted of people living alone. Slightly more than half of poor persons living alone were aged 65 or more, and slightly less than half were younger than 65. Of those elderly poor persons living alone, over 73 percent were aged 75 or more.

Of the remaining 38 percent of poor households, the average household size was 4.07 persons, which is large in comparison with the 2.93 average household size Citywide for households of two or more persons. Married-couple

TABLE 17

Poverty Status of Persons for Whom Poverty Status is Determined

City of Beverly Hills

| Age | <u>Persons Below Poverty</u> | | | <u>Persons Above Poverty</u> | | | Total Persons |
|------------------|------------------------------|--------|-------|------------------------------|--------|--------|------------------|
| | Male | Female | Total | Male | Female | Total | |
| 0-17 | 175 | 123 | 298 | 2,427 | 2,319 | 4,746 | 5,044 |
| 18-64 | 533 | 785 | 1,318 | 8,454 | 10,662 | 19,116 | 20,434 |
| 65+ | 142 | 347 | 489 | 2,518 | 3,402 | 5,920 | 6,409 |
| Total Persons | 850 | 1,255 | 2,105 | 13,399 | 16,383 | 29,782 | 31,887 |

Source: Compiled by Beverly Hills Planning and Community Development Department from 1990 U.S. Census of Population and Housing, STF-3.

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Housing Element

TABLE 18

Poverty Status of **Persons** for Whom Poverty Status is Determined in 1989

by Age of Householder and By Household Type

City of Beverly Hills

| In Type of Household | Persons, by Age of Householder | | | | Total Persons |
|---------------------------------|--------------------------------|---------------|---------------|---------------|---------------|
| | 15 - 64 | | 65+ | | |
| | Above Poverty | Below Poverty | Above Poverty | Below Poverty | |
| In Married-Couple Family | 15,165 | 439 | 3,559 | 149 | 19,312 |
| In Other Family: | | | | | |
| • Male Householder, no spouse | 927 | 101 | 121 | 7 | 1,156 |
| • Female Householder, no spouse | 2,100 | 243 | 233 | 9 | 2,585 |
| Unrelated individuals: | | | | | |
| • In family households | 780 | 307 | 17 | 0 | 1,104 |
| • In nonfamily households | | | | | |
| - Living alone | 3,263 | 293 | 1,712 | 308 | 5,576 |
| - Not living alone | 738 | 32 | 217 | 0 | 987 |
| - Non-relatives | 875 | 201 | 61 | 16 | 1,153 |
| In group quarters | 14 | 0 | 0 | 0 | 14 |
| Total Persons | 23,862 | 1,616 | 5,920 | 489 | 31,887 |

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing, STF-3. Data from STF-3 is sampled and therefore the figure for total persons is slightly less than the 31,971 reported in the "100 percent" Census data from STF-1.

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Housing Element

TABLE 19
Poverty Status of Households 1989
by Age of Householder and By Household Type

City of Beverly Hills

| In Type of Household | Age of Householder | | | | Total Households |
|---------------------------------|--------------------|---------------|---------------|---------------|------------------|
| | 15 - 64 | | 65+ | | |
| | Above Poverty | Below Poverty | Above Poverty | Below Poverty | |
| Married-couple Family | 4,314 | 114 | 1,946 | 84 | 6,458 |
| Other family: | | | | | |
| • Male Householder, no spouse | 312 | 31 | 66 | 0 | 409 |
| • Female Householder, no spouse | 825 | 109 | 154 | 0 | 1,088 |
| • Nonfamily households | | | | | |
| - Living alone | 3,263 | 293 | 1,712 | 308 | 5,576 |
| - Not living alone | 738 | 32 | 217 | 0 | 987 |
| Total Households | 9,452 | 579 | 4,095 | 392 | 14,518 |

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing, STF-3. STF-3 is sampled data and therefore the total number of households shown is slightly less than the 14,564 from the "100 percent" data.

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TABLE 20

Households, Persons, Families and Children Below Poverty
City of Beverly Hills

| Household Type | Number of Households | | | Number of Persons | | | Number of Families | Number of b/ Children |
|---------------------------------|----------------------|--------------------|-------------------|-------------------|--------------------|-------------------|--------------------|-----------------------|
| | Total | Age of Householder | | Total | Age of Householder | | | |
| | | 15-64 | 65+ | | 15-64 | 65+ | | |
| Live Alone | 601 | 293 | 308 ^{a/} | 601 | 293 | 308 ^{a/} | N.A. | 0 |
| Married-couple family: | | { | { | { | { | { | | |
| w/no children <18 | 126 | {114 | { 84 | {588 | {439 | {149 | 126 | N.A. |
| w/ children <18 | 72 | { | { | { | { | { | 72 | 134 |
| Other Family: | | { | { | { | { | { | | |
| Male Householder, no children | 7 | { 31 | { 0 | {108 | {101 | { 7 | 7 | N.A. |
| Male Householder, w/ children | 24 | { | { | { | { | { | 24 | 29 |
| Female Householder, no children | 30 | {109 | { 0 | {252 | {243 | { 9 | 30 | N.A. |
| Female Householder, w/ children | 79 | { | { | { | { | { | 79 | 108 |
| Other Households | 32 | 32 | 0 | 556 ^{c/} | 540 | 16 | N.A. | |
| Totals | 971 | 579 | 392 | 2,105 | 1,616 | 489 | 338 | 271 |
| | House-holds | House-holds | House-holds | Persons | Persons | Persons | Families | Children |

a/ 226 are age 75+.

b/ Under 18 years of age.

c/ 307 persons are non-family members of family households and 249 persons are in non-family households.

Source: Compiled by Beverly Hills Planning and Community Development Department from 1990 U.S. Census of Population and Housing, STF-3.

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households without children accounted for 13 percent of poor households; married-couple households with children comprised seven percent. Single parent households accounted for 11 percent of poor households; female-headed households with children were eight percent of all poor households. Family households with male or female heads but no spouses or children, and non-family households accounted for the remaining seven percent of poor households.

Among poor children, almost half lived in married-couple households, 40 percent in female-headed single parent households, and 11 percent in male-headed single parent households.

The extent to which lower income households have the same household characteristics as the households below the poverty level is unknown, however if the household characteristics are assumed to be the same, the lower income households would represent the estimated percentages of all households in the City shown on Table 21.

Geographically, Table 22 indicates that the 2,105 persons with incomes below the poverty level are spread fairly evenly throughout the community although north of Santa Monica Boulevard almost no children and relatively few households have incomes of this level. Table 23 reveals that of the 971 total households below the poverty level, the largest group -- persons living alone -- live between Santa Monica Boulevard and Wilshire Boulevard, with the second largest number of poor households living south of Wilshire Boulevard and west of S. Doheny Drive. (Again, it is unknown the extent to which persons and households which have "lower" incomes would correspond to the geographic location and household characteristics of the persons and households living below the federal "poverty" level.)

2.1.3. Employment.

Beverly Hills is a major employment center and part of a larger concentration of economic activity in the Westside area of Los Angeles. However due to the downturn in the economy in 1991 and 1992 regionwide, SCAG reformulated their employment growth forecasts for 2000 and 2010. Previous forecasts described the City as in an area of low growth, and, based on the latest forecast, projects a 3.6 percent reduction in the labor force by 2000.*

* March 17, 1993, letter from Terrence C. Bills, Forecasting, Analysis and Monitoring, Southern California Association of Governments.

TABLE 21

Estimated Household Composition of Lower Income

Households Based on Composition of Households Below Poverty

City of Beverly Hills

| Household Type | Households Below Poverty ^{a/} | | Lower Income Households | |
|---------------------------|---|---------|-------------------------|---|
| | Number | Percent | b/ Number | Percent of All Households ^{b/} |
| Live Alone | 601 | 61.9 | 2,459 | 16.9 |
| Married-Couple Family: | | | | |
| - With No Children <18 | 126 | 13.0 | 516 | 3.6 |
| - With Children <18 | 72 | 7.4 | 294 | 2.0 |
| Other Family: | | | | |
| - Male Householder With | | | | |
| No Children <18 | 7 | 0.7 | 28 | 0.2 |
| Children 18 | 24 | 2.5 | 99 | 0.7 |
| - Female Householder With | | | | |
| No Children 18 | 30 | 3.1 | 123 | 0.8 |
| Children <18 | 79 | 8.1 | 322 | 2.2 |
| Other Households | 32 | 3.3 | 131 | 0.9 |
| Total | 971 | 100.0 | 3,972 ^{c/} | 27.3 |

a/ Source: Composite of various 1990 Census tables on poverty.

b/ Distribution based on percent of households below poverty.
 Compiled for illustrative purposes only; the actual household characteristics of those households with incomes above poverty level but below "lower" income level is unknown.

c/ From SCAG; includes households below poverty.

TABLE 22
Poverty Status of Selected Age Groups
By Census Tract

| Census Tract | Total ^{a/} House- holds | Persons | | | |
|--------------|--|----------------|-----------------------------|------------------------------------|----------------------------------|
| | | All Persons | b/ Children <18 Years | c/ Persons ^{d/} 65+ | Persons ^{e/} 18 - 64 |
| 7006 | 55 | 257 | 0 | 53 | 204 |
| 7007 | 43 | 180 | 5 | 15 | 160 |
| 7008 | 332 | 586 | 79 | 197 | 310 |
| 7009.01 | 174 | 417 | 95 | 59 | 263 |
| 7009.02 | 225 | 434 | 75 | 88 | 271 |
| 7010 | 142 | 231 | 17 | 77 | 137 |
| Total | 971 | 2,105 | 271 | 489 | 1,345 |

a/ 1990 Census, STF-3A, Produced by Los Angeles County
ISD/Urban Research.

b/ 1990 Census, Tables P117/118.

c/ 1990 Census, Tables P126.

d/ Calculated from Census Table P122.

e/ Calculated from preceding columns.

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TABLE 23

Households Below Poverty Level

By Household Type and Census Tract

| Types of Household | Total House- holds | Census Tract | | | | | |
|--------------------------------------|--------------------------|--------------|------|------|---------|---------|------|
| | | 7006 | 7007 | 7008 | 7009.01 | 7009.02 | 7010 |
| Married-Couple Family: | | | | | | | |
| • With Children <18 | 72 | 0 | 0 | 15 | 37 | 20 | 0 |
| • No Children <18 | 126 | 11 | 6 | 42 | 25 | 22 | 20 |
| Other Family: | | | | | | | |
| • Male Householder (No wife): | | | | | | | |
| - With Children <18 | 24 | 0 | 5 | 0 | 0 | 19 | 0 |
| - No Children <18 | 7 | 0 | 0 | 0 | 7 | 0 | 0 |
| • Female Householder (No husband) | | | | | | | |
| - With Children <18 | 79 | 0 | 0 | 29 | 12 | 30 | 8 |
| - No Children <18 | 30 | 8 | 0 | 11 | 0 | 11 | 0 |
| Non-Family Households: | | | | | | | |
| • Living Alone | 601 | 32 | 32 | 222 | 82 | 123 | 110 |
| • No Living Alone | 32 | 4 | 0 | 13 | 11 | 0 | 4 |
| Total | 971 | 55 | 43 | 332 | 174 | 225 | 142 |

Source: 1990 U. S. Census of Population & Housing, Tables P 123/124/125 and P126.

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Housing Element

The California Employment Development Department data for employers at the two-digit Standard Industrial Classification level for 1984 (the most recent estimate from this source) indicated that there were approximately 60,000 employees working in the City.

Over 52 percent of the resident population was employed in 1989, with 72 percent of resident workers involved in private-for-profit industries (see Table 24). The finance, insurance, and real estate industries employed the single largest group, 16 percent (see Table 25). Of those residents who worked, about 35 percent worked within the City. It is anticipated that these industries, in addition to the professions (particularly medical and legal), retail sales and hotel industries will remain the leading employers in the future. In addition, there has been a trend for certain entertainment industry activities which are ancillary to actual production to locate in the city.

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TABLE 24
Type of Worker in 1989
City of Beverly Hills

| Type of Work | Employed Persons 16 Years of Age and Older | |
|---|--|---------|
| | Number | Percent |
| Private for Profit Wage and Salary | 12,108 | 72.0 |
| Private Not-for-Profit Wage and Salary | 612 | 3.6 |
| Local Government | 737 | 4.4 |
| State Government | 219 | 1.3 |
| Federal Government | 113 | 0.7 |
| Self-Employed | 2,821 | 16.8 |
| Unpaid Family Work | 200 | 1.2 |
| Total | 16,810 | 100.0 |

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing (STF-3).

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TABLE 25

Resident Employment by Industry, by Occupation, 1990
City of Beverly Hills

| Industry | Persons |
|--|------------|
| Agriculture, Forestry, Fisheries & Mining | 29 |
| Construction | 375 |
| Nondurable Goods Mfg. | 754 |
| Durable Goods Mfg. | 653 |
| Transportation | 450 |
| Communications & Other Public Utilities | 368 |
| Wholesale Trade | 1,077 |
| Retail Trade | 2,154 |
| Finance, Insurance, Real Estate | 2,653 |
| Services: | |
| Business & Repair Services | 1,012 |
| Personal | 1,200 |
| Entertainment/Recreation Services | 1,086 |
| Health Services | 1,491 |
| Educational Services | 856 |
| Other Professional & Related Services | 2,431 |
| Public Administration | <u>221</u> |
| Total | 16,810 |
| Occupation | Persons |
| Executive, Administrative, Managerial | 4,183 |
| Professional Specialty | 4,533 |
| Technicians & Related Support | 324 |
| Sales | 3,347 |
| Administrative Support, Including Clerical | 2,243 |
| Private Household | 783 |
| Protective Service | 59 |
| Service, Except Protective & Household | 615 |
| Farming, Forestry & Fishing | 15 |
| Precision Production, Craft & Repair Occupations | 478 |
| Machine Operators, Assemblers & Inspectors | 99 |
| Transportation & Material Moving | 52 |
| Handlers, Equipment Cleaners, Helpers & Laborer | <u>79</u> |
| Total | 16,810 |

Note: 52.3 percent of City's population was employed in 1989.

Source: 1990 U.S. Census of Population and Housing (STF-3).

2.2. Characteristics of Housing Stock.

2.2.1. Housing Inventory by Type of Housing.

The 1990 Census counted a total of 15,723 dwelling units (occupied and vacant) in the City. Since 1990, City records for the period April 2, 1990 through December 31, 1992, indicate that there has been a net loss of six additional dwelling units.

Of the total 15,717 dwelling units in 1992, it is estimated that 8,158 (51.9 percent) are apartment units, 5,886 (37.5 percent) are single family residential units, and 1,673 (10.6 percent) are condominium units, irrespective of the owner or renter status of the occupied units. There are no "manufactured" or mobile homes in the City. (The Census enumerated five mobile homes, however this is felt to be an error.) One project of 64 units of market rate congregate elderly housing has been approved but not yet constructed. One project of 150 rent-subsidized units for very low income elderly/handicapped households has been constructed in a vertically mixed use structure.

In 1990, 56.2 percent of the total occupied units were renter-occupied units and 43.8 percent were owner-occupied units. Of occupied condominiums, 73.8 percent were owner occupied and 26.2 percent were renter occupied.

2.2.2. Age of Stock, Condition and Size.

Like many Southern California communities, Beverly Hills was created as a real estate development, with the original subdivision dating from 1907. There are a substantial number of single family houses in the City which were constructed prior to 1920 (prior to the period in which the City became associated with the entertainment industry), a few dating from before 1910. The City had its primary period of residential growth in the late 1920s and in the 1930s. In 1990, over 35 percent of the housing stock was built before 1940, as compared to 13 percent of the County. Over 50 percent of the units were constructed prior to 1950. The median year built was 1949. Approximately 56 percent of owner-occupied housing and 44 percent of the renter-occupied housing was constructed prior to 1940.

In general, the condition of the housing stock is very good, despite its age. The 1990 Census reports that a total of 31 units lacked complete plumbing facilities; 7 of them were reported as vacant. All units received water from the City's distribution system. Almost all units were reported as connected to the public wastewater system, however 15 units reported use of a septic system and 40 units reported "other means" for sewage disposal. (City Public

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Works staff advise that this response to the census questionnaire notwithstanding, all dwelling units in the City are connected to the sanitary sewer system.) Most occupied housing units received heat from the gas utility, although 19 percent were heated with electricity, 23 units used fuel oil, and 38 units reported no heat source. None reported use of coal, wood, or solar energy. A total of 103 units did not have complete kitchen facilities.

In 1986, the State legislature enacted SB 547, referred to as the "Unreinforced Masonry (URM) Law" which requires all local jurisdictions located within Seismic Zone IV to establish a mitigation program to identify potentially hazardous buildings and to notify the owners of the buildings. The City subsequently surveyed the community's structures and enacted an ordinance requiring such structures to be seismically strengthened or demolished. Although single family residences and multifamily dwellings of four or fewer units are exempt from the ordinance, the survey indicated a total of 72 dwelling units in four multifamily residential buildings which are required to either be strengthened or demolished in the future. It is unknown whether the owners of these structures will choose to reinforce or demolish, however the zoning standards in place for all four structures would potentially permit fewer units than now exist.

The 1990 Census indicated that almost 46 percent of the owner housing had four or more bedrooms and almost 20 percent had five or more bedrooms. (Countywide, 20 percent of owner housing had four or more bedrooms, and just under four percent had five or more bedrooms.) In renter-occupied housing, 11 percent had no bedrooms, 44 percent had one bedroom, over 33 percent had two bedrooms, and 11 percent had three or more bedrooms. (Countywide, 16 percent of renter-occupied units had no bedrooms, 39 percent had one bedroom, 34 percent had two bedrooms, and 11 percent had three or more bedrooms.)

2.2.3. Existing Density.

Just under 2,370 acres of land, or approximately 90 percent of the City is zoned for residential use (not including public rights-of-way and governmental or school district property). Of this, approximately 90 percent is zoned for single family residential and 10 percent for multi-family residential.

In areas zoned for single family residential, the overall average existing (built) density is approximately 2.8 units per acre. Due to the considerable range of lot sizes, existing (built) single family residential densities range from approximately 9 units to the acre to 0.1 unit to the acre (on one of the few remaining multi-acre properties). In areas zoned for multi-family residential, the overall average existing (built) density is approximately 39

Housing Element

units per acre. Existing (built) multifamily residential densities range from approximately 118 units per acre to approximately 14 units per acre.

2.2.4. Vacancy.

The "Preliminary Regional Housing Needs Assessment, Data Summary" dated June 1992 prepared and distributed by SCAG indicates that an ideal vacancy rate for rental property is five percent, and is two percent for owner property.

The 1990 Census reported that 1,159, or 7.4 percent of the 1990 units were vacant, however only 132 of these were for sale, and 582 were for rent. The balance of the vacant units, over 38 percent, were classified as "seasonal," "recreational" or "other" vacant units. If the 1990 vacancy rate were calculated dividing only those vacant units actually available by the number of occupied units plus "other" vacant units (not held for occasional use or vacant for other reasons), the overall vacancy rate would have been 4.7 percent. The for-sale vacancy rate would have been 0.9 percent and the for-rent vacancy rate would have been 3.8 percent.

The City's Rent Stabilization Office conducts periodic surveys of the vacancy rates of rental apartments based on field surveys and advertisements. Table 26 shows the vacancy rates from this source since April 1985:

TABLE 26

Apartment Vacancy Rates, 1985-1992

City of Beverly Hills

| <u>Survey Date</u> | <u>Vacancy Rate</u> |
|--------------------|---------------------|
| March 1992 | 3.6% |
| October 1991 | 2.9% |
| April 1991 | 3.5% |
| April 1990 | 2.4% |
| November 1989 | 2.6% |
| April 1989 | 3.3% |
| June 1988 | 2.3% |
| October 1987 | 1.5% |
| January 1987 | 1.3% |
| October 1985 | 0.9% |
| April 1985 | 1.3% |

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As the figures in Table 26 demonstrate, the vacancy rate for apartments has been tight for many years. (No similar survey is done for condominiums or single family houses.)

2.2.5. Market Characteristics.

In the SCAG document "A Series of Lists on the Southern California Housing Market," the median home values of Beverly Hills owner housing topped the list of the 188 local governments in the entire six-county SCAG region (based on 1990 Census data). The same series of lists did not include Beverly Hills among the top 10 communities with high median household incomes. Rental housing costs are also very high, with the average rent of a one-bedroom apartment in excess of \$1,000 per month.

2.2.5.1. Cost of Owner Housing.

Because the 1990 Census indicated that over 95 percent of the owner housing fell into the open-ended cost category of "\$500,000 or more" and therefore obscures information about the actual cost of the housing, a multi-year survey of actual sales prices for single family houses and for condominium units recorded in the "Realtors Multiple Listing Service Sold Book" was conducted for the years 1987 through 1992. (Sales which were not reported to this source would not be reflected in the survey.) Tables 27 through 32 summarize this survey by year.

The survey indicates that the Citywide annual mean sales price of a single family house during this period ranged from a low of \$1.10 million in 1987 to a high of \$1.85 million in 1989. The lowest recorded sales price of an individual single family house was \$285,000 in 1987 in the Census Tract south of Wilshire Boulevard and east of S. Doheny Drive. The highest sales price was \$11,500,000 in 1990 in the Census Tract north of Santa Monica Boulevard and east of N. Beverly Drive. (This price was sufficiently anomolous that it was not included in the calculation of the mean value.)

The Citywide annual mean sales price of a condominium unit during this period ranged from a low of \$316,000 in 1987 to a high of \$499,000 in 1991. The lowest recorded sales price of a single condominium unit in the survey was \$102,500 in 1987 in the Census Tract south of Wilshire Boulevard and east of S. Doheny Drive. The highest sales price was \$1.3 million in 1991 in the Census Tract between Santa Monica and Wilshire Boulevards.

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2.2.5.2. Cost of Renter Housing.

The 1990 Census provided the following data on rent levels:

| <u>Monthly Rent</u> | <u>Percent Renter- Occupied Units*</u> |
|-------------------------|--|
| \$0- 549 | 12.2 |
| 550-649 | 8.2 |
| 650-749 | 10.6 |
| 750-999 | 27.1 |
| \$1,000 + | 41.9 |

* Units for which rent is charged.

The City's Rent Stabilization Office conducts periodic surveys of rental rates based on field surveys and advertisements. The rental ranges and the average rents in the two most recent surveys were as follows:

| Type of Unit | <u>March, 1992</u> | | | <u>October, 1990</u> | | |
|-----------------|----------------------------|-------------------|----------------------|----------------------------|-------------------|----------------------|
| | <u>Number of Units</u> | <u>Rent Range</u> | <u>Mean Rent</u> | <u>Number of Units</u> | <u>Rent Range</u> | <u>Mean Rent</u> |
| Single/Bach. | 35 | \$ 550- 850 | \$ 684 | 14 | \$ 600- 825 | \$ 693 |
| 1-Bedroom | 102 | 650-1,995 | 1,105 | 71 | 630-2,200 | 1,013 |
| 2-Bedroom | 126 | 800-2,995 | 1,504 | 75 | 1,000-4,000 | 1,583 |
| 3-Bedroom | 24 | 1,800-2,700 | 2,167 | 17 | 1,300-4,000 | 2,099 |
| 4-Bedroom | 3 | 1,850-2,500 | 2,083 | 2 | 2,200-3,600 | 2,900 |
| Total | 290 | | | 179 | | |

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TABLE 27

Sales Price of Single Family and Condominium Units, 1987

| Census Tract | Single Family Houses | | | | Condominium Units | | | |
|-----------------|-----------------------------|------------------------|--------------------------|------------------------|-----------------------------|-------------------|--------------------------|------------------------|
| | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price |
| 7006 | 82 | \$ 450,000 - 4,700,000 | \$1,237,500 | \$1,506,567 | 0 | \$ -- | \$ -- | \$ -- |
| 7007 | 58 | 775,000 - 3,200,000 | 1,475,000 | 1,661,276 | 0 | -- | -- | -- |
| 7008 | 15 | 400,000 - 775,000 | 470,000 | 507,050 | 37 | 184,625 - 712,500 | 266,000 | 333,652 |
| 7009.01 | 43 | 285,000 - 540,000 | 415,000 | 408,111 | 12 | 102,500 - 220,190 | 183,000 | 179,387 |
| 7009.02 | 28 | 320,000 - 900,000 | 442,500 | 454,075 | 22 | 150,000 - 600,000 | 279,750 | 292,034 |
| 7010 | 19 | 425,000 - 1,075,000 | 625,000 | 678,526 | 16 | 160,000 - 729,000 | 300,000 | 408,602 |
| Total | 245 | | | \$1,104,707 | 87 | | | \$315,634 |

Source: Compiled by Beverly Hills Planning and Community Development Department from Beverly Hills Board of Realtors Multiple Listing Service Sold Book for the period 1/1/87-12/31/87.

TABLE 28

Sales Price of Single Family and Condominium Units, 1988

| Census Tract | Single Family Houses | | | | Condominium Units | | | |
|--------------|-----------------------|------------------------|--------------------|------------------|-----------------------|-------------------|--------------------|------------------|
| | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price |
| 7006 | 76 | \$ 535,000 - 6,500,000 | \$1,800,000 | \$2,125,789 | 0 | \$---- | \$---- | \$---- |
| 7007 | 71 | 1,100,000 - 6,500,000 | 1,950,000 | 2,200,406 | 0 | ---- | ---- | ---- |
| 7008 | 18 | 478,000 - 2,450,000* | 625,500 | 778,389* | 48 | 136,000 - 900,000 | 325,000 | 375,382 |
| 7009.01 | 47 | 372,500 - 745,000 | 520,000 | 535,809 | 7 | 198,000 - 630,000 | 237,500 | 280,143 |
| 7009.02 | 10 | 550,000 - 900,000 | 672,500 | 683,795 | 19 | 210,000 - 525,000 | 320,000 | 328,605 |
| 7010 | 25 | 612,000 - 1,265,000 | 850,000 | 882,760 | 9 | 214,000 - 770,000 | 480,000 | 456,000 |
| Total | 247 | | | \$1,562,307 | 83 | | | \$365,384 |

Source: Compiled by Beverly Hills Planning and Community Development Department from Beverly Hills Board of Realtors Multiple Listing Service Sold Book for the period 1/1/88-12/31/88.

* The elimination of the \$2,450,000 sales figure (the highest value in the sample and \$1,415,000 larger than the second highest value) from calculation of the mean results in a Mean Sales Price of \$680,059 (a difference of \$98,330).

TABLE 29

Sales Price of Single Family and Condominium Units, 1989

| Census Tract | Single Family Houses | | | | Condominium Units | | | |
|-----------------|-----------------------------|-------------------------|--------------------------|------------------------|-----------------------------|---------------------|--------------------------|------------------------|
| | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price |
| 7006 | 62 | \$1,175,000 - 8,000,000 | \$2,123,500 | \$2,482,839 | 0 | \$ -- | \$ -- | \$ -- |
| 7007 | 38 | 1,100,000 - 5,900,000 | 2,300,000 | 2,607,847 | 0 | -- | -- | -- |
| 7008 | 20 | 618,000 - 1,600,000 | 930,500 | 992,675 | 39 | 147,000 - 1,125,000 | 353,500 | 432,666 |
| 7009.01 | 20 | 475,000 - 1,050,000 | 719,000 | 773,100 | 5 | 187,000 - 510,000 | 295,000 | 333,100 |
| 7009.02 | 14 | 662,000 - 1,304,000 | 777,500 | 832,929 | 15 | 220,000 - 860,000 | 355,000 | 409,187 |
| 7010 | 21 | 844,000 - 1,575,000 | 1,165,000 | 1,148,952 | 12 | 238,000 - 710,000 | 592,500 | 533,292 |
| Total | 175 | | | \$1,852,221 | 71 | | \$437,701 | |

Source: Compiled by Beverly Hills Planning and Community Development Department from Beverly Hills Board of Realtors Multiple Listing Service Sold Book for the period 1/1/89-12/31/89.

TABLE 30

Sales Price of Single Family and Condominium Units, 1990

| Census Tract | Single Family Houses | | | | Condominium Units | | | |
|--------------|-----------------------|-------------------------|--------------------|------------------|-----------------------|---------------------|--------------------|------------------|
| | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price |
| 7006 | 35 | \$ 755,000 -11,500,000* | \$2,051,000 | \$2,322,207* | 0 | \$ -- | \$ -- | \$ -- |
| 7007 | 23 | 1,265,000 - 4,050,000 | 2,600,000 | 2,495,435 | 0 | -- | -- | -- |
| 7008 | 10 | 580,000 - 1,175,000 | 1,050,000 | 961,000 | 33 | 176,000 - 1,250,000 | 470,000 | 507,727 |
| 7009.01 | 14 | 535,000 - 1,593,000 | 753,500 | 814,964 | 2 | 318,000 - 325,000 | 321,500 | 321,500 |
| 7009.02 | 8 | 775,000 - 1,480,000 | 900,000 | 967,500 | 9 | 225,000 - 570,000 | 380,000 | 408,661 |
| 7010 | 10 | 900,000 - 1,537,500 | 1,142,500 | 1,194,750 | 10 | 285,000 - 830,000 | 490,000 | 494,000 |
| Total | 100 | | | \$1,793,793 | 54 | | | \$481,777 |

Source: Compiled by Beverly Hills Planning and Community Development Department from Beverly Hills Board of Realtors Multiple Listing Service Sold Book for the period 1/1/90-12/31/90.

* The elimination of the \$11,500,000 sales figure (the highest value in the sample and \$8,355,000 larger than the second highest value) from calculation of the mean results in a Mean Sales Price of \$2,052,272 (a difference of \$275,000).

TABLE 31

Sales Price of Single Family and Condominium Units, 1991

| Census Tract | Single Family Houses | | | | Condominium Units | | | |
|--------------|-----------------------|------------------------|--------------------|------------------|-----------------------|---------------------|--------------------|------------------|
| | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price |
| 7006 | 50 | \$ 805,000 - 5,000,000 | \$1,792,500 | \$2,148,245 | 0 | \$ -- | \$ -- | \$ -- |
| 7007 | 31 | 1,150,000 - 4,125,000 | 2,500,000 | 2,361,984 | 0 | -- | -- | -- |
| 7008 | 11 | 560,000 - 1,650,000 | 690,000 | 816,000 | 25 | 241,000 - 1,300,000 | 368,000 | 517,000 |
| 7009.01 | 18 | 400,000 - 935,000 | 640,000 | 631,111 | 3 | 295,000 - 347,000 | 315,000 | 319,000 |
| 7009.02 | 10 | 625,000 - 1,500,000 | 802,500 | 924,200 | 3 | 352,000 - 525,000 | 410,000 | 429,000 |
| 7010 | 13 | 799,000 - 1,275,000 | 985,000 | 1,020,654 | 9 | 435,000 - 666,000 | 480,000 | 530,111 |
| Total | 133 | | | \$1,680,303 | 40 | | | \$498,938 |

Source: Compiled by Beverly Hills Planning and Community Development Department from Beverly Hills Board of Realtors Multiple Listing Service Sold Book for the period 1/1/91-12/31/91.

TABLE 32

Sales Price of Single Family and Condominium Units, 1992

| Census Tract | Single Family Houses | | | | Condominium Units | | | |
|-----------------|-----------------------------|------------------------|--------------------------|------------------------|-----------------------------|---------------------|--------------------------|------------------------|
| | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price | Number Dwelling Units | Sales Price Range | Median Sales Price | Mean Sales Price |
| 7006 | 34 | \$ 620,000 - 3,100,000 | \$1,600,000 | \$1,721,985 | 0 | \$ -- | \$ -- | \$ -- |
| 7007 | 15 | 1,100,000 - 3,300,000 | 1,700,000 | 1,943,100 | 0 | -- | -- | -- |
| 7008 | 15 | 460,000 - 960,000 | 593,315 | 637,888 | 16 | 176,000 - 1,195,000 | 408,000 | 476,656 |
| 7009.01 | 15 | 420,000 - 1,150,000 | 630,000 | 677,700 | 0 | -- | -- | -- |
| 7009.02 | 6 | 450,000 - 685,000 | 605,000 | 593,333 | 3 | 290,000 - 375,000 | 357,000 | 340,667 |
| 7010 | 9 | 622,000 - 1,350,000 | 862,500 | 889,167 | 16 | 290,000 - 575,000 | 490,000 | 444,500 |
| Total | 94 | | | \$1,265,854 | 25 | | | \$452,620 |

Source: Compiled by Beverly Hills Planning and Community Development Department from Beverly Hills Board of Realtors Multiple Listing Service Sold Book for the period 1/1/92-12/31/92.

2.3. Housing Needs of Groups of All Income Levels and Special Housing Needs.

In formulating public policy dealing with housing "need" and housing "affordability," it is necessary to focus on the related issues of what segments of the community should be considered in need of more affordable housing, and what level of housing cost is considered affordable to them.

There is no commonly accepted definition of what is "affordable." At one time, a common rule of thumb for personal financial planning was to limit to 25 percent of household income, and more recently to 30 percent, expenditures devoted to shelter. Those households compelled to expend more than 30 percent of their income on shelter in their communities were considered to be "in need" of more "affordable" housing.

Clearly, higher income households who choose to expend more than 30 percent of their income on shelter are not necessarily in "need" of more affordable housing if housing which would require a smaller percentage of their income is available in the community. (However it can be noted that a shift of higher income households into housing sufficiently less expensive so that these households would not pay more than 30 percent of income for housing would probably displace the lower and moderate income households.) Therefore, with what household income levels should discussions of housing affordability be concerned, and how many households in the City are in this group?

To qualify for most County, State or federal housing assistance programs, household incomes may not exceed a defined limit, usually a percentage of the County median household income adjusted for household size. Most commonly the income limit defining "lower income" households is set at 80 percent of County median, although it is sometimes lowered to 50 percent ("very low"). Adjusted for household size, those currently qualifying maximum annual income levels (1993) are shown below:

| | <u>Household Income</u> | |
|---------------------------------------|--------------------------------|--------------------------------|
| | 50% of | 80% of |
| <u>Persons in</u> <u>Household</u> | <u>County</u> <u>Median</u> | <u>County</u> <u>Median</u> |
| 1 | \$16,900 | \$27,050 |
| 2 | 19,300 | 30,900 |
| 3 | 21,750 | 34,800 |
| 4 | 24,150 | 38,650 |
| 5 | 26,100 | 41,750 |

Housing Element

For rents to be "affordable" (using the 30 percent of income criterion) to households with these incomes, monthly housing costs must be available at the levels shown below:

| Persons in Household | Monthly Housing Cost (30% of 80% County median) |
|-------------------------|---|
| 1 | \$ 676 |
| 2 | 773 |
| 3 | 870 |
| 4 | 966 |
| 5 | \$1,044 |

A comparison of these housing cost levels considered to be affordable to lower income households and the current cost of owner and renter housing available in the City (see section 2.2.5.) demonstrates a considerable "gap" between the cost of the housing stock available in the City and 30 percent of a lower income.

In 1992, the mean (average) cost for condominium owner housing in the City was \$453,000 (see Table 32). Assuming a household was able to provide a 20 percent down payment (\$90,600, plus closing costs) for such a unit, approximate monthly mortgage costs (excluding taxes and insurance) would be \$2,534 (assuming a conventional 30-year mortgage with an interest rate of 7.5 percent), which represents a minimum monthly gap of approximately \$1,761 for a two-person, lower income household. (The mean cost of a single family house in 1992 was over \$1.2 million and would represent a correspondingly larger gap.)

The cost of a one-bedroom rental apartment is over \$1,000 per month (see Section 2.2.5.2.). Therefore the smallest monthly "gap" in housing cost for renter housing is at the very least \$350 and can be considerably more.

2.3.1. Regional Housing Needs Assessment.

State law (Government Code Sec. 65584) requires that the regional planning agency, the Southern California Association of Governments (SCAG), prepare a "Regional Housing needs Assessment" (RHNA) for each jurisdiction which identifies, 1) existing housing needs of lower income households paying more than 30 percent of income for housing, and 2) future housing needs of all

income groups, adjusted to avoid impactation of existing lower income areas in the region, and disaggregated by four income groups: very low, low, moderate, high. (These income levels correspond to percentages of the County median income: 0-50%, 50-80%, 80-120% and 120% or greater, respectively. The term "lower" income generally refers to all those households whose income does not exceed 80% of County median.)

Due to the suspension of State funding for preparation of the RHNA for the housing element update which had been due for the period 1994-1999,^{a/} SCAG has advised its member jurisdictions that it will not prepare the RHNA and that they are not required to use a RHNA in housing element updates for this period.^{b/}

Notwithstanding the suspension of the RHNA requirement, and because the statutory 1989-94 planning period was extended to 1996, an effort was made to identify the extent of those existing lower income households in the community who are paying more than 30 percent of income for shelter using more recent data than the pre-Census 1988 RHNA, as well as to estimate future housing needs for the total community through 1999.

2.3.1.1. Existing Lower Income Households' Housing Need.

The most recent, officially adopted RHNA (December 1988) was for use in the 1989-94 Housing Element update, not the 1994-1999 update. However since the element update due in 1994 was postponed to 1996 the 1988 RHNA remains the most recent version. This RHNA was prepared before the 1990 Census data became available, before the downturn in the Southern California economy, and before the revised growth forecast which SCAG has currently under review.

From an estimated total of 4,762 lower income households, this RHNA identified the following level of existing need (lower income households paying more than 30 percent of income for housing):

a/ Subsequent to preparation of the 1994-1999 element update, AB 2172 (Chapter 695, statutes of 1993) extended the 1989-94 planning period to 1996, with the next update to cover the period 1996-2000.

b/ (April 12, 1993, memorandum to City Managers from Mark Pisano, Executive Director, SCAG).

Housing Element

Regional Housing Needs Assessment for 1989-94 Existing Need

| Lower Income House- holds in Need | Percent of Total Lower Income Households | Income | | Owners | | | Renters | | |
|---|--|--------|-------|--------|-----|-----|---------|-------|-----|
| | | Very | | Very | | | Very | | |
| | | Low | Low | Total | Low | Low | Total | Low | Low |
| 2,760 | 58.0 | 1,714 | 1,046 | 288 | 183 | 105 | 2,471 | 1,531 | 940 |

Using the 1990 Census, SCAG prepared a "Preliminary Regional Housing Needs Assessment, Data Summary," dated June 1992, which has not undergone the formal review, challenge and adoption process, after which it would have been the RHNA for use in the 1994-1999 update. This preliminary document indicates that of the total 3,972 households which had lower incomes in 1989, 3,023 were paying more than 30 percent of their income for shelter. These households are further identified as follows:

1990 Lower Income Households Paying More Than 30 Percent of Income for Shelter

| Number | Percent of Total Lower Income Households | Income | | Owners | | | Renters | | |
|--------|--|--------|-------|--------|-----|-----|---------|-------|-----|
| | | Very | | Very | | | Very | | |
| | | Low | Low | Total | Low | Low | Total | Low | Low |
| 3,023 | 76.1 | 1,992 | 1,032 | 415 | 287 | 128 | 2,609 | 1,705 | 904 |

Of the lower income households overpaying for housing in 1990, 86 percent are renters, and of these renters, 65 percent have incomes that are "very low," i.e., not exceeding half of the Los Angeles County median (adjusted for household size).

2.3.1.2. Future Housing Needs of All Households.

The 1988 RHNA (applicable to the housing element update period of 1989-1994) provided an estimate of how many additional housing units for all income groups would be needed to accommodate the future growth anticipated for the City based on SCAG's growth projections and adjusted to avoid impaction of existing lower income areas. That future need was:

Regional Housing Needs Assessment for 1989-1994
Future Need

| Total | Income | | | | Percent | |
|-------|----------|-----|----------|------|---------|--------|
| | Very Low | Low | Moderate | High | Lower | Higher |
| 835 | 116 | 162 | 121 | 436 | 33.3 | 66.7 |

SCAG, after noting the drop in population and households for the second consecutive decennial Census and the general economic decline of the region which has taken place, predicted little or no growth in either population or households for the City by 2000,* which, given the current development climate and lack of project financing, appears to be a reasonable projection for July 1, 1994 through June 30, 1996, and possibly through June 30, 1999

However, if it is assumed that the development climate in effect during 1982-1993 will continue and will generate the same levels of construction, the City can still expect to see no net increase of additional single family houses between July, 1994 and June 1996, and possibly none through June 1999. (Despite relatively high construction rates, single family areas in the City are largely built out and the construction represents replacement units. Between 1982-1993 there was a net loss of four single family units.) The 1982-1993 activity level for multifamily housing would result in approximately 40 net additional units between July, 1994 and June 1996, and 60 net additional units between July 1996 and June, 1999. Although owner housing costs in high cost areas of the western part of Los Angeles have leveled off since 1992, housing costs can be expected to remain high during 1994-1999 relative to other parts of the County and may rise, thereby increasing the gap between what a lower income household can pay and what the market makes available.

2.3.2. Households with Special Needs.

Housing Elements must include an analysis of any special housing needs which may be present in the community, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and

* (March 17, 1993, letter to Planning Director from SCAG Forecasting, Analysis and Monitoring Division)

families and persons in need of emergency shelter (Govt. Code Sec. 65583(a)(6)). In some cases the City has an identifiable population falling into some of these categories, but no significant population in others. The following sections provide estimates of the populations of these groups.

2.3.2.1. Elderly Households.

A significant percentage of the City's 1990 population, 6,495 persons or 20.3 percent, is aged 65 or more. Persons aged 65 or more have remained approximately 20 percent of the population in 1970 and 1980 as well, however the percentage of the elderly who are aged 75 or more has increased from 33 percent of those aged 65 or more in 1970 to 49 percent in 1990.

In 1990, almost 31 percent of all households are headed by a person aged 65 or more, and 13 percent of all households are elderly persons who live alone. Of elderly persons who live alone, over 80 percent are women.

Of those households headed by an elderly person, 35 percent had incomes of less than \$25,000 in 1989. There were 489 persons aged 65 or more in 1989 who lived below the poverty level (which was 23 percent of all persons in the City living below the poverty level), 308 of them lived alone, and 226 of them were aged 75 or more. There were 392 households below the poverty level headed by a person aged 65 or more, which was 40 percent of all households below the poverty level.

Increasingly, elderly persons can be expected to require assistance in the form of both housing design and services in order to avoid inappropriate and premature institutionalization and to remain independent and in their community. Seniors of all income levels may have these requirements and those with lower incomes are particularly in need, especially where a mobility restriction is present. While elderly persons with high incomes may be able to afford supportive services, the scarcity of housing product in the City or in the area which was specifically designed for the elderly creates a need which is shared by many elderly persons regardless of income level. In addition, elderly residents may be in need of assistance with a variety of daily living tasks such as transportation, shopping, etc.

2.3.2.2. Single Parent Households.

As indicated in Table 10, there are 738 households with children under 18 where there is no spouse present, 590 of them are female-headed households and 148 were male-headed. Table 19 indicates that there were 103 single-parent families living below the poverty level which was 10.6 percent of all households below the poverty level, and 14 percent of all single-parent

households. While single parent households generally have lower incomes, 77 percent of these households below the poverty level are female-headed. In addition to housing which is affordable to them, single-parent households particularly need affordable child care during working hours.

2.3.2.3. Handicapped Population.

The 1990 Census indicated that the number of persons over the age of 16 who described themselves as having a mobility or self-care limitation (or both) was 3,059 and 1,860 (61 percent) of them were aged 65 or more. Of persons with a mobility and/or self-care limitation, 2,249 or 74 percent were described as also having a work disability, and of these, 70 percent were aged 65 or more. While data is not available on the household incomes of such persons, the combination of advanced age, work disability, and self-care and mobility limitations appears likely to result in not only the need for affordable housing but specialized housing with design amenities and services to assist frail persons.

2.3.2.4. Large Households.

There are relatively few large households in the City. Defined as five or more persons, there are 1,060 such households (seven percent of all households) and 33 percent of these live in renter housing. (By comparison, over 16 percent of all households in the County had five or more persons.) Most of these households are five-person households. Those households consisting of six or more persons number 288, or less than two percent of all households.

Although it is unknown how many large households live below the poverty level, it can be observed that among poor households of two or more persons, the average number of persons per poor household is 4.07. The number of poor households which include children are 175, or 18 percent of all poor households, (Countywide, poor households with children comprise 82 percent of all poor households.) Although it is unknown how many of these are also large households, some of these are households sufficiently large enough to produce the 4.07 average. Despite the fact that the number of such households is probably quite small, the limited availability and high cost of rental housing of more than two or three bedrooms implies the potential for a severe affordability problem for these households.

2.3.2.5. Homeless Population.

The special Census enumeration taken in March, 1990 of shelters and areas

where homeless persons might be found indicated a very small number of persons, 5, although a count of "group quarters" population residing in Census blocks containing only a park, Postal Station, etc. revealed a possible 11 persons. There are no shelters or other specific facilities for homeless persons in the City and the parks are closed at night which may account for the small number. A few homeless persons have utilized the two Postal Service lobbies for overnight accommodation on a fairly consistent basis in the past. While there is a sense that the number of persons found to be soliciting money on the streets has been increasing since 1990 -- which has been corroborated by an informal committee of service providers, civic leaders and City staff established by the City to study the related issues of panhandling and homelessness -- the number of persons who are actually homeless and located in the City at night is felt to be comparatively small. An additional factor which may account for the small number is simply that the City is small geographically, and homeless persons are transient in nature. The Shelter Partnership in an August 14, 1991 report estimated that the Census count of homeless persons undercounted by at least 30 percent on a Countywide basis. While the extent of an undercount in Beverly Hills during the Census count is unknown, even an additional 50 percent would bring the 11-person count up to 17. It is possible that some larger number of homeless persons and families who are neither occupying a semi-regular daytime location for publically soliciting money, or regularly sleeping outdoors at night in the City, pass through the area, and anecdotal information provided by the Beverly Hills Ministerial Association about persons seeking assistance appears to confirm that perhaps an additional five to ten such persons may approach the religious institutions for assistance on a weekly basis.

2.3.2.6. Farmworkers.

The City is in the middle of a built up urban area and there is no commercial agricultural activity nor farmworker population.

2.3.2.7. Population Living Below Poverty Levels.

Persons living in households where household income is below the federal poverty level in an area with high rental costs and extremely high owner costs may be considered a group with special needs, since a very high percentage of total household income must be expended on shelter. Table 19 in section 2.1.2.2. indicates that 971 households of 2,105 persons live below poverty level. In addition to the elderly, handicapped, single-parent and large households living below the poverty level described in the previous sections, a significant number of households, 293, are comprised of persons under the age of 65 who live alone. These households comprise 30 percent of all poor

households. Unfortunately since a further breakdown by age is not available, it is unknown the extent to which these are young adults or middle-aged adults, but the numbers would seem to indicate a need for more affordable housing for single persons, or possibly for more affordable two-bedroom rental units to enable more affordable shared housing among single adults.

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2.4. Inventory of Sites Suitable for Residential Development and Analysis of Relationship With Zoning and Public Facilities and Services.

Govt. Code Sec. 65583(a)(3) requires the Element to include an inventory of vacant sites and sites with redevelopment potential which are available for residential development, and an analysis of the relationship of the zoning and public facilities and services to these sites. Sec. 65583(c)(1) further requires that where such an inventory does not provide for sites sufficient to accommodate needs for all income groups as identified in the RHNA, sites must be identified in the housing program to accommodate both owner and renter housing in numbers sufficient to accommodate at least the needs of the low- and very low-income households. Since suspension of the RHNA (see discussion in Section 2.3.1.), this requirement is no longer in effect. Also, little or no net additional growth is anticipated by 2000 according to SCAG's growth projections. Nevertheless, the following analysis does attempt to identify available sites and theoretical redevelopment potential in the City.

2.4.1. Available Vacant Land.

A 1993 survey of the areas of the City zoned for multi-family residential development identified 31 individual vacant lots. Based on the contiguous configuration of some of these lots, it is assumed that they potentially comprise 15 sites. (Multi-lot sites may be developed at greater densities than single-lot sites, as discussed in Section 2.5.1.1.1.) It is estimated that the existing zone standards applicable to these sites would theoretically permit approximately 200 additional dwelling units. This estimate may be somewhat high since experience has shown that developers often choose to build less than the maximum number of units allowed in response to market demand for larger units, and in response to the cost of subterranean parking. (Most of these sites have existing development entitlements for condominium projects, however given the number of requests for multiple extensions of tentative tract maps due to the unavailability of project financing, it is unknown whether these entitlements will ever be exercised. Specifically these sites are zoned for and provide the following densities and unit potential (refer to Section 2.5. for explanation of density calculations):

Housing Element

| Minimum Site Area Required Per Unit | Site Area (sq.ft.) | Unit Potential on Vacant Sites | Unit Potential on Vacant Sites Without Existing Entitlements |
|--|--------------------------|---|---|
| Condition C: | | | |
| 1 Lot Sites, 1,300 sq.ft | 27,166 | 20 | 20 |
| 2 Lot Sites, 1,100 sq.ft. | 13,420 | 12 | 0 |
| 3 Lot Sites, 900 sq.ft. | 69,850 | 77 | 0 |
| Condition B: | | | |
| 2 Lot Sites 1,200 sq.ft. | 48,520 | 40 | 20 |
| 3 Lot Sites 1,000 sq.ft. | 48,560 | 48 | 0 |
| Condition A: | | | |
| 1 Lot Sites 1,700 sq.ft. | 21,170 | 12 | 12 |
| Total: | | | 209 |
| | | | 52 |

It is estimated that approximately ten vacant lots zoned for single family residential development exist in the City, which would permit 10 additional dwelling units. There are virtually no lots zoned for single family residential use south of Sunset Boulevard which could be subdivided. North of Sunset Boulevard there are perhaps 10 additional lots which could be created through subdivision, bringing the net remaining development potential of single family residential areas to approximately 20 units. (For density standards see Section 2.5.)

Although there have been no applications for secondary units as required by Govt. Code 65852.2(b) to be permitted in residential areas, given the large lots in the southwest and northern portions of the City, the potential exists for hundreds of such units. Because existing development standards allow multiple kitchens as well as accessory structures which have complete living facilities, there appears to be little incentive under existing development regulations for a property owner to pursue a secondary unit.

2.4.2. Development Capacity.

If the number of multifamily residential units which has been built on a site is less than the number which could potentially be constructed under existing zoning standards, the site may be considered to have theoretical remaining development capacity. By subtracting the existing number of dwelling units from the maximum number which could theoretically be constructed on multifamily residential lots, and by adding the maximum number which could be constructed on vacant sites, a rough estimate of the net remaining multifamily residential development capacity is obtained. A lot-by-lot survey of the areas zoned for multifamily residential development indicated that the theoretical net remaining capacity is approximately 900 units, including the vacant sites. (Sites which have more existing units than would be allowed under existing zoning were not included in the survey.)

It is important to note that the estimated remaining zoning capacity of 900 units (including the vacant sites) is a *theoretical* number which is affected by market and financing conditions. It is difficult to determine what is likely to be built in the period 1994-1999. Likewise, predicting the availability of construction and permanent financing, as well as the overall financial feasibility of residential development in an area where multifamily residential land costs can be well in excess of \$120 per square foot is difficult. And as noted previously, development experience of the past ten years indicates that developers do not construct the maximum number of units on a site which is theoretically possible because of the purchaser demand for units larger than the minimum sizes required and the cost of more than one level of subterranean parking. In fact, redevelopment of multifamily residential sites has sometimes produced fewer units than existed in the demolished structures.

Despite the SCAG 2000 forecast of little or no growth for Beverly Hills, the City is nevertheless hopeful that conditions will improve such that the market may call forth some modest level of redevelopment which would result in a net increase of dwelling units. Without a strong market however, affordable housing program strategies or requirements which further decrease the financial feasibility of projects are not likely to succeed unless the remaining development capacity is significantly expanded through increased height and density, or the financial feasibility of projects is otherwise enhanced by substantial subsidies in some form. However, the appropriateness and feasibility of encouraging development which is, of financial necessity, significantly out of scale with existing neighborhoods (well beyond that which could be expected to be appropriate in virtually any community), is

problematic, as is the availability of substantial subsidies from local sources.

2.4.3. Capacity of Public Facilities and Services.

Existing capacity of the City's physical and service infrastructure is expected to be adequate to accommodate the growth anticipated for the 1994-1999 planning period.

The City currently has adequate sewer capacity to handle existing flows, however during heavy rainstorms, inflow and infiltration by the storm water can and has occurred in the existing sanitary sewer system. The City has undertaken a comprehensive analysis beginning with the inventory and mapping of 95 miles of sewer lines and installation of permanent and temporary flow metering stations to monitor actual flows. While the analysis has not yet been completed, the existing sewer capacity is anticipated to be adequate to serve the small level of growth anticipated by 1999.

The City receives its entire water supply from the Metropolitan Water District. As a charter member of the District, the City is entitled to obtain its water supply from the District in perpetuity. No shortfall in the ability of the District to continue to supply water is anticipated during the planning period.

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2.5. Potential and Actual Constraints on the Maintenance, Improvement and Development of Housing.

Pursuant to Government Code Sec. 65583(a)(4) and (5), an analysis of potential and actual governmental and nongovernmental constraints upon the maintenance, improvement or development of housing for all income levels is required in Housing Elements.

2.5.1. Governmental Constraints.

Governmental constraints on the development of housing include development standards for single and multifamily housing which regulate minimum lot sizes, structure height, minimum unit size, setbacks, density, parking, etc., and the time and review requirements for projects. Other regulations which affect multifamily rental housing in Beverly Hills include two types of rent control. Efforts to reduce review time have included the elimination of two review agencies. At the State level, the California Constitution (Article XXXIV) requires that any proposed low income housing development requires an affirmative majority vote of the electorate if the project involves federal, State or local funding. Additional constraints include the lack of resources earmarked for low income housing development from sources often available to other jurisdictions, such as a redevelopment agency, although this is not a constraint imposed by the City.

2.5.1.1. Residential Development Standards.

In general, the zoning code does not currently allow for mixing of uses within a zone, or "cumulative" zoning and there is a high degree of conformity between actual land use and zoning. Areas zoned for commercial property may not be developed with residential property, although land zoned for multifamily residential may be developed with single family units.

Municipal Code requirements control minimum lot size, density (based on amount of site area) unit size, height, setback and parking standards and include additional standards related to hillside areas. The following is a generalized description of standards applicable to multifamily and single family residential development. Although these standards have and will continue to be subject to periodic evaluation and refinement (as described in the housing program), they are appropriate for the community and respond to the local development context, particularly with respect to the parking requirements which reflect the effective, site-specific parking demand. Accordingly, to the limited extent that the standards may pose constraints on housing development in comparison to the nongovernmental constraints

identified in Section 2.5.2., they are not constraints which are appropriate to remove. Specialized development standards which provide a variety of incentives to developers of lower income housing are described in the following sections as well.

In general, rehabilitation or reconstruction of older units does not require conformance with current zoning standards unless over 50 percent of the structure is involved. The City uses the 1991 Uniform Building Code with certain amendments deemed necessary for local geographic, climactic and topographic reasons. These are contained in Chapter 1 of Title 9 of the Municipal Code.

2.5.1.1.1. Multifamily Residential Development Standards.

The number of dwelling units which may be constructed on any individual multifamily residential property is determined by applying a combination of standards to the specific site. The development standards for condominiums and rental apartments are the same. The range of theoretical densities possible is from 25.6 units per acre to 48.4 units per acre.

Minimum Site Area. Each area zoned for multi-family residential use is subject to one of three possible minimum site area requirements for each dwelling unit, depending on the number of contiguous lots comprising the site, on proximity of the block to single family zoned areas, and on street width (referred to as "conditions"), as follows:

| Condition | Number of Lots in Site | Minimum <u>Site Area</u> Per Unit | Resultant Density (Units/Acre) |
|-----------|------------------------------|---|--------------------------------------|
| A | 1 | 1,700 sq.ft. | 25.6 |
| | 2 | 1,450 sq.ft. | 30.0 |
| | 3 | 1,200 sq.ft. | 36.3 |
| B | 1 | 1,500 sq.ft. | 29.0 |
| | 2 | 1,200 sq.ft. | 36.3 |
| | 3 | 1,000 sq.ft. | 43.6 |
| C | 1 | 1,300 sq.ft. | 33.5 |
| | 2 | 1,100 sq.ft. | 39.6 |
| | 3 | 900 sq.ft. | 48.4 |

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One exception is a small R-3 zoned area on N. Doheny Dr. where a minimum of 1,700 sq.ft. of site area is required for each unit.

Minimum units sizes. A project average of a minimum of 1,300 sq.ft. per unit is required. Within that project average, minimum individual unit sizes are:

| | |
|--------------------|--------------|
| 0-1 Bedroom | 1,000 sq.ft. |
| 2 Bedrooms | 1,300 sq.ft. |
| 3 or more Bedrooms | 1,500 sq.ft. |

Maximum Height. There are four maximum heights for multifamily residential development, depending on the designated Height District. Maximum heights are the lesser of the indicated number of stories or height in feet:

| | |
|--------------|--|
| District "A" | 2 stories/28 feet |
| District "B" | 3 stories/40 feet |
| District "C" | 4 stories/50 feet |
| District "D" | 5 stories/60 feet (and additional setback) |

Required Parking. Minimum required parking is a function of the unit size:

| | | | |
|-------------|------------|---------------|----------|
| 0 Bedroom: | 1 space | 3-4 Bedrooms: | 3 spaces |
| 1 Bedroom: | 2 spaces | 5 or more | |
| 2 Bedrooms: | 2.5 spaces | bedrooms: | 4 spaces |

In addition, one guest space for each four units is required.

Other Requirements. Minimum front and rear yard setbacks are generally 15 feet although there are site-specific exceptions. Minimum side yard setbacks are calculated at a rate of five feet for a one-story structure with increments of two additional feet for each additional story or 12 feet in height of the structure. No structure may exceed 175 feet in length. A minimum of 200 sq.ft. of outdoor living area is required for each unit.

Condominium Conversion/Demolition Limit. An ordinance enacted in 1982 during a period of active condominium development limits to 83 the number of apartment units which may be demolished or converted to condominiums in any one year. The quota carries forward from year to year if not exhausted. As a result of low demolition rates over the past several years, as of July 1, 1993, up to 733 units could be demolished or converted in a signal year without exceeding the ceiling established by the ordinance. That figure

Housing Element

exceeds the number of demolition or conversion requests the City has received in any single year.

Density Bonus. The City has implemented the State law requiring provision of a 25 percent density bonus where a minimum percentage of units in a project are reserved for lower income or senior households. The units reserved for lower income or senior households may be reduced in size from the minimums otherwise required to:

| | |
|-------------|--------------|
| 0-1 Bedroom | 850 sq.ft. |
| 2 Bedrooms | 1,150 sq.ft. |
| 3 or more | 1,350 sq.ft. |

In addition to or as an alternative, a waiver of fees, provision of grant funds, priority review, and other incentives of financial value may be offered. The units set aside for lower income households in such projects must be reserved for households with qualified incomes for a minimum of 30 years. The City's guidelines were enacted in 1987 however the State law was subsequently modified and amendment of the City's guidelines is required for conformity (see Housing Program). To date, no application for a density bonus project has been received.

Elderly Housing. Projects reserved for elderly occupants or handicapped households may be developed under either of two sets of incentive standards. One set is for projects where the units are reserved for lower income households (whether congregate-style or independent living) and the other is for market rate congregate-style projects. Both versions allow smaller units sizes, increased height and density, and lower parking standards. Such projects may be developed in any multifamily residential zone, and in the small RMCP zone may be constructed as part of mixed residential/commercial structures. Either type of project is required to be reviewed as a Conditional Use Permit application. To date, one project of each type has been reviewed and approved, although only the project reserved for lower income households (independent apartments) has been constructed. (The State density bonus law also provides for a 25 percent bonus in units for market rate senior projects, however to date no applications have been received.)

2.5.1.1.2. Single Family Residential Development Standards.

The City has development standards which apply to all single family houses in the City as well as those which are unique to three different areas of the City -- the "Hillside Area," the "Trousdale" area, and the remainder of the

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City. (See Map 2 for the boundaries of these areas.) The following is a generalized description of development standards for single family houses in the City and does not include all the conditions which govern development in the Hillside or Trousdale Areas.

Density. Citywide, the minimum lot size, amount of street frontage and other criteria for legally developable lots determine single family residential density. The City is divided into three areas for purposes of determining minimum lot size:

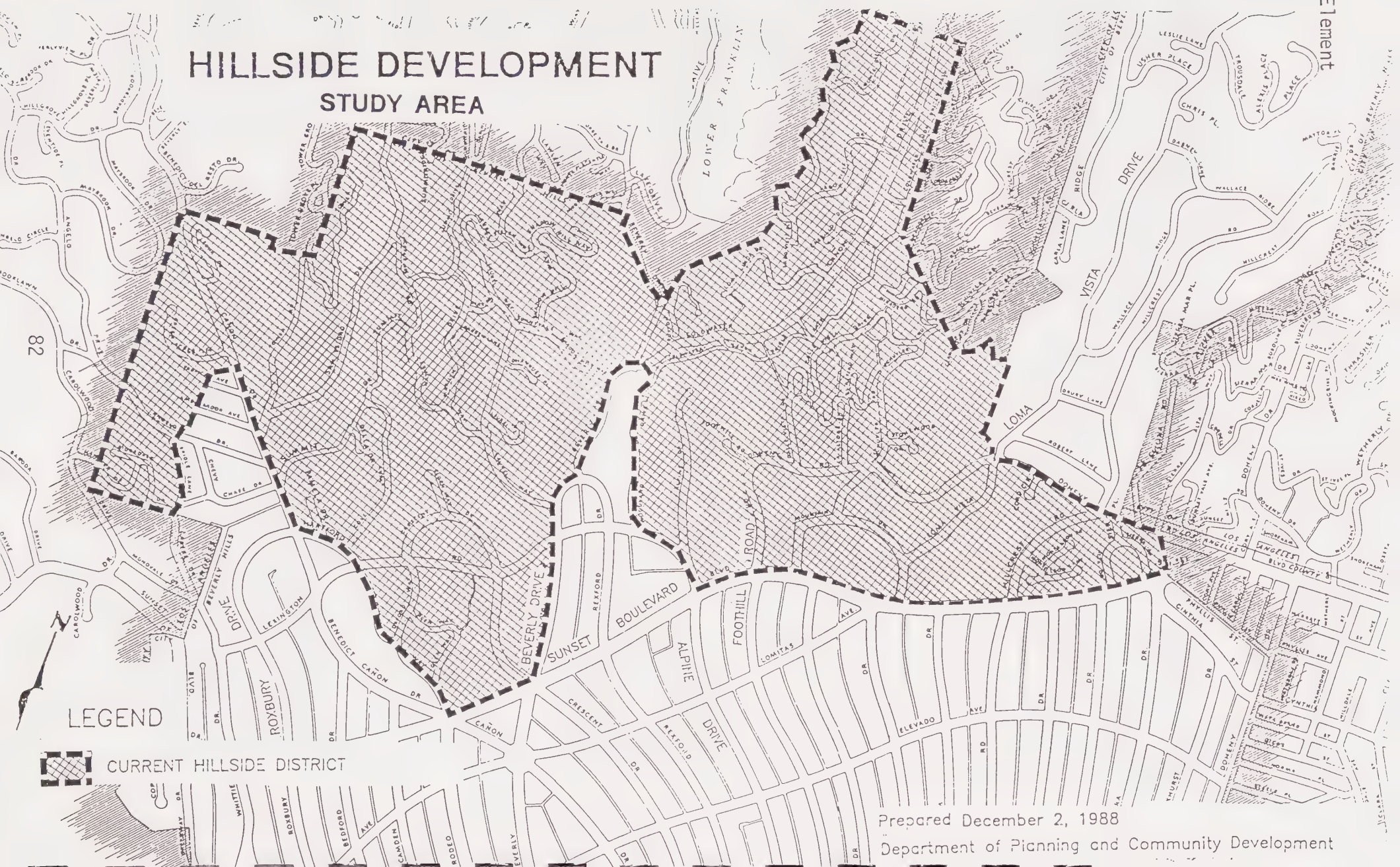
| Area | Minimum Lot Size | Resultant Density |
|--|---------------------|----------------------|
| Southerly (south of Santa Monica Boulevard) | 7,500 sq.ft. | 5.8 DU/AC |
| Central (between Santa Monica & Sunset Boulevards) | 13,000 sq.ft. | 3.4 DU/AC |
| Northerly (north of Sunset Boulevard) | 43,560 sq.ft. | 1.0 DU/AC |

Unit size. Single family dwellings must be a minimum of 1,600 sq.ft. There is no maximum size per se for single family dwellings. Maximum size is a function of the lot size, setbacks, height limit, size of buildable pad, etc. Projects in excess of 1,500 square feet plus 40 percent of lot size (or over 25,000 square feet in the Hillside Area) must be reviewed by the Planning Commission which has the authority to establish a maximum size. Maximum floor area is further restricted in the Hillside Area by the slope, pad size, etc.

Height. In the southern half of the City, maximum heights for single family residential structures are 28 feet. In the northern half, the maximum height is 28 feet on lots less than 60 feet wide, and 32 feet for lots wider than 60 feet. In the Trousdale area, houses are limited to 14 feet in height. Maximum allowable heights in the Hillside Area vary with the slope and pad size.

Parking. Except for the Hillside Area, two parking spaces per single family dwelling are required, although no garage structure is required. In the Hillside Area, three parking spaces are required for houses of up to 6,000 square feet. Four spaces are required for larger houses. Citywide, parking is not required to be located in an enclosed structure (garages) although in the Hillside Area at least two spaces must be located in a permanent enclosed structure.

HILLSIDE DEVELOPMENT STUDY AREA



LEGEND



CURRENT HILLSIDE DISTRICT

Secondary Units. The City operates under the existing State law governing secondary units which requires that local governments permit secondary units in all residential zones. To date, no applications for such units have been received. A local version of the State secondary unit law as provided for under Govt. Code Section 65852.2(a) was drafted but was not enacted, however this issue is proposed to be restudied (See Program 2.8).

Mobile Homes. Mobile homes (or pre-manufactured housing units) are permitted in single family residential zones provided they are affixed to a permanent foundation and comply with the same development standards as conventional housing. (The State Department of Finance has enumerated five mobile homes in the City based on the 1980 Census, however a field check of the reported Blocks did not reveal any mobile homes.)

2.5.1.2. Time, Review and Fee Requirements.

All residential development is reviewed by City staff for zoning, building and fire code compliance prior to issuance of construction permits. Single family residential development under certain size thresholds is permitted "by right," i.e., without discretionary review. Above the thresholds, projects are reviewed by the Planning Commission for their appropriateness and compatibility with the surrounding area. There is no design or architectural review of single family projects.

All multifamily residential projects are reviewed by the Architectural Commission and require a Development Plan Review (DPR) permit. A DPR application for those projects of four or fewer units is reviewed by staff; those of five or more units are reviewed by the Planning Commission. Pursuant to the State Subdivision Map Act a condominium project requires review of a tentative parcel or tract map and a final parcel or tract map as well as any extensions of time for these approvals.

Because the high level of safety, infrastructure, maintenance and other services provided by the City requires that market rate, luxury housing consumers participate in the support of these services, it is not considered appropriate to lower the fees charged to single family and multifamily development, particularly since many or all fees are waived for lower income housing developments.

Curbs, gutters and driveway aprons, and sidewalks where applicable, are typically required to be replaced since they are usually damaged or destroyed during construction, and a two and one-half foot dedication from the rear property line is often required where the development abuts an alley of

substandards width. These improvements are necessary for safe, efficient access to property, and since the City has not the resources to provide them and their necessity is occasioned by the development, they are appropriate to require of the developer.

2.5.1.2.1. Multifamily Residential.

Apartments. The review process for apartment projects typically involves a coordinated preapplication review by planning, engineering, building and safety, and transportation staff for code compliance which is voluntary for the applicant. This is followed by a formal submission of applications for a DPR permit and architectural review. The DPR application is either reviewed by staff (for projects of four or fewer units) or by the Planning Commission (five or more units). The plans, which are generally in preliminary form at this point may then be submitted on a voluntary basis to the Architectural Commission for review of the design concept. Once the design has been approved by the Architectural Commission in concept, a set of final plans is submitted for a plan check review by City staff which is followed by a mandatory review of the final plans by the Architectural Commission. A construction permit is issued following the final review by the Architectural Commission. This entire process, including the voluntary reviews, requires approximately five to seven months depending on whether the project involves review of the DPR by staff or by the Planning Commission. A case study in the late 1980s indicated a total cost of review fees, including the tax levied by the City on behalf of the School District, of just under \$13,000 per unit.

Condominiums. The review process for a condominium project is the same as for an apartment project with the addition of a review by the Planning Commission of the tentative map application (which is conducted concurrently with the DPR review) and a review of the final map by the City Council. The additional step adds approximately one month to the apartment review time. Review fees examined in a case study reflecting late 1980s fees for a condominium projects were approximately \$13,000 per unit.

Density Bonus Projects. Since there has been no experience to date with the State Density Bonus law it is difficult to know how long the review process would take, although it can be assumed that it would involve at least as much time as a condominium project, particularly for the first few projects. Since waiver of fees is one of the bonuses which the City may choose to grant a density bonus project it could be assumed that such project might have almost no review fees associated with the project review.

2.5.1.2.2. Single Family Residential.

In general, single family developments which do not exceed a floor area threshold of 1,500 square feet plus 40 percent of the lot area (or 25,000 square feet in the designated "hillside" areas) and conform to certain height, setback and other requirements do not undergo a discretionary review. Plan check of a development which conforms to building and zoning codes requires approximately two weeks, whereupon a construction permit can be issued.

Developments may exceed the size threshold or other standards if they are reviewed and approved by the Planning Commission. Total review time including plan check is approximately four to five months although particularly unusual or controversial single family residential developments can take much longer.

Review fees and various construction taxes examined in a case study reflecting late 1980s fees for a single family house were approximately \$60,000. When the school development fee was added the total fees were \$75,000.

2.5.1.3. Rent Control.

All apartment units in Beverly Hills are subject to rent control. (Rental of condominium or single family units is not regulated by the rent control ordinances.) Rent control of apartment units first went into effect March 31, 1979, and was enacted in response to a critically low vacancy rate, dramatically rising rent levels, and the consequent vacation of apartments by the tenants, many of whom were perceived to be elderly, low income persons who were longtime residents of the City. The initial rent control ordinance rolled back rents to May, 1978 levels and applied only to those apartments renting for \$600 or less as of May 31, 1978. Restrictions regarding just cause evictions were imposed as well. Under this ordinance, rent levels may be annually increased by eight percent or the average Consumer Price Index, whichever is less. Units are no longer controlled once vacated and may be rented at whatever level the market will bear, however upon re-renting of the unit, those renting for \$600 or less continue to be subject to the ordinance.

In 1986, in response to complaints about exorbitant rent increases from tenants whose units were not rent controlled, a second rent control ordinance was enacted. This ordinance regulates rental of all apartment units not otherwise regulated by the first ordinance and limits to 10 percent the annual rent increase. Vacancy de-control of rent levels to whatever level the market will bear is also permitted after a voluntary or just-cause eviction, although units continue to be subject to the ordinance provisions governing evictions,

pass-through of capital improvements, etc., as well as the maximum ten percent annual increase.

The rent control ordinances do not require registration of apartments and consequently the number of units initially regulated by each ordinance is not known,* nor is the extent of change in the numbers of units governed by each of the ordinances. Given that the criterion for recontrol of a unit under the initial rent control ordinance continues to be a rent level not exceeding \$600, it is reasonable to assume that the number of units covered by the more restrictive allowable rent increases has dropped. Further, if it is assumed that rental units demolished since 1978 to make way for redevelopment are older units in smaller structures which tend to rent for less, it can also be assumed that the units demolished were also governed under the first, more restrictive rent control ordinance.

Because the rent control benefit is not related to or contingent on the tenant's income level, and because allowable increases under both ordinances are a simple annual percentage increase, tenancies of long duration may result in rent levels which are increasingly less affordable, or no longer affordable, to the tenants. The 1990 Affordable Housing Committee appointed by the City Council to make recommendations with regard to preserving and increasing the supply of affordable rental housing studied this issue and noted that a unit renting in 1979 for \$575, could rent for \$1,000 per month 11 years later, thereby rendering the cost unaffordable to a lower income household. The rent ordinances are nevertheless felt to provide a level of protection for moderate and lower income households and as such, rent control serves to further the housing goal of preserving existing housing affordable to lower income households. It is therefore not appropriate to eliminate what little constraint, if any, is imposed by rent control ordinances which feature vacancy de-control of rent levels.

2.5.1.4. Limits on Demolition of Apartment Units.

As a corollary of rent control, the City limits to 83 the number of apartment units which may be demolished or converted to condominiums in any single year. Any unused balance of authorized demolitions/conversions may be carried over cumulatively from year to year. Because construction has not continued as the

* A June 20, 1980, memorandum from Fred C. Cunningham to Edward S. Kreins stated that a very general estimate of units subject to the initial rent stabilization ordinance was between 4,500 and 5,800 units.

same pace as when this ordinance was enacted on a permanent basis in 1982, the estimated cumulative balance is 733 units. Clearly this is a regulatory area which could benefit by renewed study in anticipation of renewed development activity if annual limits on removal of rental apartments is considered desirable. (See Section 2.5.1.1.1.)

2.5.1.5. Article XXXIV of the California Constitution.

Article XXXIV of the California constitution requires that an affirmative vote of a majority of the electorate is necessary in order to develop housing projects for persons of low income which involve federal, State or local governmental funds. (Section 37001 of the Health & Safety Code provides for certain exemptions to this requirement.) This requirement represents a constraint on the development of low income housing to the extent that the electorate is disinclined to approve such referenda.

2.5.1.6. Efforts to Remove Governmental Constraints.

The City has made a number of efforts to streamline the development review process, most notably the elimination of two discretionary review boards, the Environmental Review Board and R-1 Commission.

Prior to 1992, a formal five-member Environmental Review Board reviewed all projects for which an environmental assessment was required. This Board met on a fixed schedule, with all the time attendant to published and mailed public notices, Board packet preparation and appeal period requirements in addition to the time requirements of the California Environmental Quality Act. In 1992, this Board was eliminated, with the result that the decision-making bodies, usually the Architectural Commission, Planning Commission or City Council, act on a staff-prepared environmental assessment at the time the project approvals are granted.

In 1989, in response to a trend toward "mansionization" of single family neighborhoods where construction of very large houses resulted in visual dislocation and loss of privacy in adjacent rear yards, revised development standards for single family houses were developed. As part of that effort an R-1 Commission was created to review on a discretionary basis those properties which exceeded certain size and other standard thresholds. Likewise, virtually all development in the designated Hillside Area became subject to discretionary review by the Planning Commission in 1987, and then by the R-1 Commission. Because a hillside ordinance with development standards was adopted in 1992, in 1993 the R-1 Commission was eliminated and the remaining

single family development review authority was transferred to the Planning Commission.

In addition to the elimination of these two review bodies, the development review process has been shortened and streamlined in a number of other ways:

- Plan checks for zoning code compliance and building code compliance are done as one process by the same staff.
- Prospective developers of multifamily residential projects have the opportunity to undergo a voluntary pre-application review of their projects by a multi-departmental coordinated staff team to insure that time-consuming corrections to plans, once formally submitted, will be nonexistent or minimal.
- Certificates of compliance and boundary line adjustments, once reviewed by the Planning Commission, are now reviewed by staff.
- Beginning in 1989, a "minor accommodations" procedure from selected Code requirements was initiated to increase flexibility in design. Now, minor variations from Code for front yard paving in single and multifamily projects; rear yard setbacks and rooftop restrooms in multifamily zones, and replacement of non-conforming garages in multifamily developments may be reviewed by staff (unless the applications otherwise require a discretionary review by either the Planning or Architectural Commissions).
- Increasing the thresholds for staff review under the development plan review and single family review standards is under consideration as well, as is the staff issuance of Negative Declarations.

The City's zoning code was amended in 1982 to permit mobilehomes in single family residential zoned areas and to establish standards for materials and installation.

2.5.2. Nongovernmental Constraints.

The cost of land, labor, materials and financing for housing construction are by far the most significant cost components of a development project and consequently are the most significant constraints on the construction of any type of housing, affordable or otherwise. The cost of land has always been high in Beverly Hills, and conventional financing for speculative development is virtually unavailable in the current economic climate. In fact, costs to the consumer in Beverly Hills for renter or owner housing product which is

comparable to that found in the immediate surrounding area can be higher simply by virtue of location within the incorporated city limits of Beverly Hills. In addition, most parcels of residential land are held by disparate owners; multifamily residential parcels are typically small (7,500 sq.ft.), parcel assemblage is infrequent and assemblage of more than three parcels is rare. This results in increased per unit construction costs, particularly with respect to subterranean parking. The high cost of the residential development process and product are further exacerbated by the preference of consumers for units larger than the minimum sizes required. These non-governmental factors all contribute not only to high cost, but to some under-development compared to the maximum potential permitted under the zoning. In some instances, these factors have actually resulted in fewer new condominium units replacing a larger number of older apartment units. The last application for a condominium project was filed in 1992 and the most recent conventional rental apartments were constructed in the mid-1980s.

2.5.2.1. Cost of Land.

Although residential real estate in general has declined in value since the late 1980s, multifamily residential land is typically available at approximately \$120 to \$130 per square foot. Costs of \$150 per square foot were not unusual three years ago.

2.5.2.2. Cost of Construction.

Based on a survey of the estimated valuations calculated as part of the permit process for all new single and multifamily units which received construction permits for more than a two year period (January 1991 through April 1993), the average estimated cost of labor and materials for a single family home in Beverly Hills during this period was \$815,978, with the highest cost \$1,500,000 and the lowest cost \$300,000. Those single family houses located south of Santa Monica Bl. averaged approximately \$500,000 to construct. Those north of Santa Monica Bl. averaged \$1,000,000. The average valuation of labor and materials (also calculated for permit and assessment purposes) to construct a multifamily dwelling unit during this period was \$294,667, with the highest cost \$700,000 per unit and the lowest \$200,000 per unit.

Because of the propensity of contractors to under-report the value of expensive finishes and fixtures in units, and the propensity of some property owners to install lavish finish materials, there can be a significant disparity between the actual cost of construction and the reported valuation reflected in this survey, particularly in large houses. Construction cost valuations of single family dwelling units (including garages) range from

approximately \$120 per square foot south of Santa Monica Bl. to \$160 per square foot north of Sunset Bl. However, actual costs have been estimated as high as \$200 to \$300 per square foot and in a few instances, are much higher. The construction cost valuation of condominiums (including garages) is approximately \$130 to \$140 per square foot. In general, the estimated construction cost valuation of condominiums is closer to their actual cost, as compared to the discrepancies for the larger single family houses.

2.5.2.3. Cost of Financing.

The availability of consumer and developer financing at rates which produces home mortgages and construction loans is not controlled by local governments and affects the ability of consumers to purchase and developers to build. While home mortgage rates have recently been at their lowest levels in many years, based on the rates offered by traditional lenders they are beginning to rise. The example home purchase of a condominium of average cost in 1992 which was discussed in Section 2.3. assumed a 7.5 percent conventional 30-year mortgage and demonstrated the monthly payment gap which exists for a lower income house; interest rates in excess of 7.5 percent would simply increase this gap and include more households among those for whom homeownership in Beverly Hills is infeasible. For rental housing developers, the only source of construction financing available for some years has been private, unconventional financing.

2.6. Opportunities for Residential Energy Conservation.

The City of Beverly Hills fully enforces the provisions of title 24 of the California Administrative Code, which provides for Energy Efficiency Standards for new buildings and standards for water-conserving plumbing fixtures. Although local jurisdictions may adopt structural energy conservation standards in excess of the existing State standard, in the moderate climate of the City of Beverly Hills, such an increase in standards would be of dubious value, and could act to increase homebuyers' costs.

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2.7. Response to Housing Needs: 1989-1994.

2.7.1. Very Low and Lower Income Households.

During July, 1989 through June, 1994 there were no additional new units constructed which were affordable to very low or low income households although a number of programs were continued or created to reduce the cost of existing housing to very low and low income households, and to assist senior residents to remain in their homes as long as possible.

The City's Handyman Program, begun in 1984, provided home repairs, security improvements, weatherization and handicap improvements to 213 households living in apartments and single family houses during July, 1989 and June, 1994. Of these, 128 were very low income and 85 were low income. The program is operated by a non-profit agency funded through the Community Development Block Grant and is available only to households of very low or low incomes.

The City operates a program of housing counseling and referrals for elderly residents who seek like-minded persons with whom to share housing to reduce their housing costs. During July, 1989 through June, 1994 this program matched 62 elderly people, 23 of them were very low income and 26 were low income. The Senior Homeshare program is operated by a nonprofit senior housing developer under contract to the City and is funded through the Community Development Block Grant. Although the program is operated in areas of Los Angeles adjacent to the City and is allowed to match clients in either community, from time to time the program has experienced some difficulty in maintaining a large enough pool of clients within the city limits because few Beverly Hills residents have been willing to move out of the City, even for short distances in essentially the same neighborhoods, to achieve a match. However compared to the cost of rent subsidy programs, the Senior Homeshare program is extremely cost-effective in reducing the housing cost of those seniors who find house and apartment sharing to be desirable, and it can provide increased companionship, assistance with daily living, an increased sense of security and more efficiently used housing.

The City also provides a Senior Case Management program which provided services to 39 very low income and 20 low income clients since its inception in August of 1992. The Senior Case Management program assists frail elderly persons to remain in their homes by providing an assessment of needs, coordination of services to meet those needs, and followup. Typical assistance can involve coordination of home meal delivery, tax and bill-paying assistance, housekeeping, transportation, medical or legal assistance, etc. The program is coordinated with the City's Senior Information and Referral

Service at the Roxbury Park Senior Center. The program is also provided by a non-profit agency under contract to the City and is funded by the Community Development Block Grant.

The existing assisted housing stock includes 150 units of Section 202 apartment units constructed in 1987 and fully rented in 1988 for elderly and handicapped persons of very low income and which have Section 8 rental certificates assigned to the units. These very low income households must be requalified each year, which represents 750 certificates issued or reissued in the five years between July, 1989 and June, 1994. The Section 202 project (225 N. Crescent Drive) was a joint development by the City and the nonprofit Beverly Hills Senior Citizen Housing Corporation and took approximately ten years from initial policy direction to completion to develop. The award-winning project is a vertical mixed use structure consisting of a subterranean public parking structure of almost 900 spaces and ground floor market with three levels of elderly/handicapped housing above which are set back from the ground floor. In addition to funding the public parking and market portions of the structure, the City provided to the housing portion the nine-lot site and funding (general fund, and federal Community Development Block Grant and Jobs Bill funds) to support feasibility studies, environmental review, legal fees, site clearance and preparation, partial excavation, off-site improvements and amenities beyond those allowed by the federal Section 202 program. (Unfortunately, since the project was completed, federal regulations requiring minimum annual expenditure levels of CDBG funds have been implemented which preclude the accumulation of funds from this source by small cities in amounts sufficient to support substantial projects such as this.)

The Section 8 Existing program of rental assistance is also operative in the City and is administered by the Los Angeles County Housing Authority. There were eight rental assistance contracts in the City which were recertified each year, representing approximately 40 certificates issued or reissued between 1989 and 1994. Of the seven held by elderly tenants, six were one-bedroom units and one was a two-bedroom unit. Two of these tenants were also enrolled in a State aftercare program for handicapped or disabled persons. The eighth contract was held by a family and was for a two-bedroom unit. Six of the contracts involve Section 8 certificates and two were vouchers. At one time there were approximately 40 to 50 Section 8 Existing contracts in the City, however with federal funding reductions this number has dwindled. One technique which could earmark a larger number of certificates for Beverly Hills would be the creation a local housing authority which would generally be administered by the County, as other small cities in the area have done.

The City's rent control ordinances limit rent levels in apartment units for households of all incomes, however because the units are not required to be registered, information on the extent of the benefit, to which income group, is unknown.

Although only a very small number of homeless persons have been enumerated in the City (see Section 2.3.2.5.), efforts have been made to provide assistance to groups which provide services to the homeless and indigent in recognition of the regional nature of this problem which must be addressed on an interjurisdictional, cooperative basis. The City has provided grants from both General Fund and Community Development Block Grant monies to a foodbank (Westside Foodbank), a counseling and general assistance organization (People Assisting the Homeless) and the Beverly Hills Ministerial Association which supplies food vouchers and referrals during 1989-94. In addition, shelters exist on the Westside (in West Hollywood, Los Angeles and Santa Monica) where referrals are made. Given the very small number of homeless persons in the City, it is felt that the City's existing resources for homeless persons are sufficient and that no unmet need requires the identification of sites for additional emergency shelters, however, in recognition of the regional nature of this need, the City is discussing a joint, interjurisdictional effort to construct an additional shelter (discussed in Housing Program 2.6).

2.7.2. Moderate and Above Moderate Income Households.

During the period July, 1989 through June, 1994 the Senior Homeshare program matched 13 clients which were "above low" incomes who were assumed to be "moderate" income persons. The Senior Case Management program also assisted 17 persons of "above low" income who are also assumed to be of moderate income.

A net total of 21 dwelling units were constructed in Beverly Hills between July, 1989 and June, 1994. These units were all market rate and are therefore assumed to be affordable only to above-moderate ("high") income households. Seven of these net additional units were condominiums and 14 were single family houses. There were no rental housing projects constructed (although of course any owner unit may be offered for rent). These 21 units comprised 2.5 percent of the total 835-unit future need for the 1989-1994 period, and 4.8 percent of the 436-unit "above moderate" or "high" income need.

2.7.3. Services Which Support Housing.

The City provides a variety of services which assist residents in addition to those described above. Some of these include after school care for children,

care of pre-school aged children, and a variety of senior-oriented services which include information and referral, transportation programs, as well as recreational programs. These and other programs available in the community (such as Meals on Wheels) assist low income seniors to remain independent, in their own homes.

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3. STATEMENT OF GOALS, OBJECTIVES AND POLICIES RELATIVE TO MAINTENANCE, PRESERVATION, IMPROVEMENT AND DEVELOPMENT OF HOUSING FOR THE NEXT FIVE YEARS.

The City of Beverly Hills supports the State housing goal of a decent home and suitable living environment for all its citizens. The 1989-1999 update preserves and expands upon the goals initially set out in the Housing Element and builds upon many of the policies embodied in the 1985 Goals program and the 1990 Affordable Housing Committee report. The Element update received the benefit of the contributions of an extensive series of focus group reviews by citizen representatives of the full spectrum of the community.

The City's housing program recognizes that housing goals can occasionally conflict. For example, in attempting to meet a goal of revitalization and renewal of older neighborhoods, a portion of existing affordable housing stock, which may be affordable precisely because it is older and perhaps lacking in the more modern amenities, may be threatened. Conversely, the program also recognizes that activities undertaken to support one policy can and often do overlap and reinforce others. It is also recognized that development of low income housing by or at the City's initiative in the current development climate and in the context of the constraints present can be a process with an implementation schedule well beyond a single housing element planning period, as was demonstrated by the completion of a project in the last planning period which was begun in 1978. Since that time, financing and construction of low income housing has become even more costly and complicated, and available land scarcer. Development by the City of new low income housing by 1996 or 1999 is probably not feasible as a practical matter, although the objectives and programs of Goal 2 support this goal. Implementation of the programs where revisions to land use regulations are required must also necessarily be subject to the public review process in order to ensure due process is observed. The goals and objectives identified below are to be implemented by the programs identified in the Housing Plan (Section 4.1) and represent the maximum that can be accomplished over the life of this element in light of resources available to the City and the other limits on housing supply identified in this element.

It is noted that the housing discrimination laws in the nation and State preclude discrimination in favor of any group except the elderly. (Qualification on the basis of lower income is permitted as well.) The needs of other groups such as single parent households or households with young children, as well as the needs of the elderly, may extend beyond simply being able to find suitable housing which is affordable on a lower income. The needs of such households may encompass a range of services beyond the scope of

housing. To a limited extent, the housing program has been designed to identify the service needs of special groups as well.

Goal 1: Maintain the community's housing stock; preserve the viability and stability of residential neighborhoods.

- ◆ **Objective 1.1** Develop, continue and pursue programs to maintain and improve the physical condition of existing housing stock.
- ◆ **Objective 1.2** Stabilize older multifamily areas and at the same time renew selected areas.
- ◆ **Objective 1.3** Continue to refine development standards for single family residential zones to assure compatibility of new, large development with established neighborhoods.

Goal 2: Maintain, preserve and seek opportunities to expand rental housing affordable to lower income households, including the elderly, young households, households with children and single parent households.

- ◆ **Objective 2.1** Maintain and preserve existing housing affordable to lower income households.
- ◆ **Objective 2.2** Expand supply of housing affordable to lower income households.

Goal 3: Maintain the general scale and character of the City through directed revitalization. Include in the review of any proposed revisions consideration of the City's history, it's evolution to its current character, and what the residents' future housing need may be.

- ◆ **Objective 3.1** Maintain the general height and density limits, while permitting selected, limited increases in height or other standards to meet other objectives, provided such modifications result in development generally compatible with the surrounding area.
- ◆ **Objective 3.2** Revitalize older residential areas with new development which provides environments consistent with the character and quality of life generally associated with the City's single and multiple family residential areas.

Goal 4: **Expand the variety of housing product on a limited basis beyond single family detached, rental apartment and condominium units.**

- ◆ **Objective 4.1** Create a new single family residential zone: "single family attached" (R-1A).
- ◆ **Objective 4.2** Create a new multifamily residential zone: "townhouse" (R-4T).
- ◆ **Objective 4.3** Develop standards for mixed commercial and residential uses.

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4. IMPLEMENTATION OF HOUSING PLAN.

During the period January 1, 1994 through June 30, 1999, the City will undertake a housing program designed to achieve the goals and objectives of the Housing Element. In addition to supporting the general goals of the Element, the implementation program is intended to maintain, preserve and enhance the supply of housing affordable to low and moderate income households and, where appropriate and feasible, to reduce governmental constraints on the development of housing.

4.1. Housing Program.

Goal 1/Objective 1.1:

- **Program 1.1** Continue and expand federally funded Handyman Program (minor repairs/improved security/handicap aids for low income tenants and homeowners). Serve approximately 48 households per year for a total of 96 households between July 1, 1994 and June 30, 1996 and approximately 144 households between July 1, 1996 and June 30, 1999.
- **Program 1.2** Continue program under rent stabilization ordinances of investigation of tenant complaints about maintenance at a rate of approximately nine per month, or a total of 216 between July 1, 1994 and June 30, 1996, and approximately 324 between July 1, 1996 and June 30, 1999.
- **Program 1.3** Continue to enforce property maintenance standards, and continue to require that the exterior of vacated multifamily structures which will be demolished for condominium development are adequately maintained as a condition of extension of tentative map approval for the site. Explore feasibility of a program to encourage aesthetic maintenance standards for exterior yards and the front of residential structures.
- **Program 1.4.** Encourage residential property owners to rehabilitate empty units using federal, State or local funds in exchange for limiting rent levels for target groups of low and moderate incomes.

Goal 1/Objective 1.2:

- **Program 1.5** Complete Phase II of revisions to zone standards for multifamily areas. (Phase I, enacted in 1983, established revised height limits similar to heights of existing development. Phase II

involves a comprehensive analysis of multifamily residential development standards, including consideration of reducing minimum unit sizes, ceiling height, open space, projections into required setbacks, elimination of habitable basements to advance overall design objectives and reduce flood risks where this is a factor, maximum structure height, measurement of height by feet rather than stories, garage height and access, building length, relation to street and adjacent structures, standards for substandard sized lots, encouraging usable balconies, courtyards, implication of flood areas on subterranean parking, etc.) In the event that residential zoning is proposed for the south side of North Santa Monica Boulevard east of Beverly Boulevard, a substantial setback and buffer from N. Santa Monica Boulevard should be incorporated.

- **Program 1.6** Allow for not only reconstruction but some expansion of deteriorating garages of apartment buildings without requiring compliance with current setback requirements which usually prevents reconstruction of the garages and may precipitate a decision to demolish the often older, more affordable apartment building for redevelopment.
- **Program 1.7** Continue study of parking-deficient residential areas, evaluate permit parking zones and overnight parking in areas of deficient off-street residential parking.
- **Program 1.8** Continue utility undergrounding programs and explore ways for residents to initiate requests for utility undergrounding over a ten- to twenty-year period.

Goal 1/Objective 1.3:

- **Program 1.9** Continue study of all aspects of the maximum zoning envelope for single family residential development, including standards for accessory structures (as distinct from secondary units), lot coverage, setbacks, basements, possible reduction in minimum size, etc.
- **Program 1.10** Develop standards for lots with substandard widths or sizes.

Goal 2/Objective 2.1:

- **Program 2.1** If funding permits, continue and if feasible expand the Handyman Program which provides minor repair/improved security/handicap aids to lower income households. Continue priority scheduling of

elderly, handicapped and single parent households. (See Program 1.1 for goals for the planning period.)

- **Program 2.2** Continue to monitor existing assisted housing (Section 202 project and Section 8 Existing/vouchers). Seek ways to increase access of qualified Beverly Hills residents to available rental support programs to attempt to restore participation to previous levels (approximately 40-50 certificates).
- **Program 2.3** Continue to monitor the conversion or demolition of apartment units subject to Ordinance 82-0-1839 which limits the rate at which apartment units may be demolished or converted to condominium units. Evaluate the effect of this ordinance and make any appropriate changes.
- **Program 2.4** Investigate legal ways of delaying demolitions of older apartment buildings until new projects approved for these sites are ready to be implemented, for example upon issuance of construction permits or funding.

Goal 2/Objective 2.2:

- **Program 2.5** Encourage use by for-profit and nonprofit housing developers of available federal and State financing and tax credit programs for development of affordable housing. Promote utilization of City's existing density bonus and low income senior housing ordinances. Assist developers of low income housing by providing or encouraging use of such federal and State funding as is available (e.g., Community Development Block Grant, HOME funds, etc. See Appendix 5.7). Explore creation of a local fund to assist developers of housing affordable to lower income households. Possible methods of creating this fund could include requiring an in-lieu fee where commercial or residential redevelopment above some minimum size results in a net loss of residential units, or could include an inclusionary requirement on new, market rate multifamily residential development above some minimum size with the requirement met by a choice of development of low income units within the project or an in-lieu payment to the housing fund. Review appropriateness of utilizing City-owned property for low income housing, possibly as part of a mixed use development.
- **Program 2.6** Continue to use CDBG funds to support a Senior Case Management program which assists frail elderly persons to remain in their homes serving approximately 76 persons during July, 1994 through

June 1996 and 114 persons between July 1996 and June 1999. The Senior Homeshare program which provides screened referrals of prospective roommates to seniors who wish to share housing to reduce costs and increase companionship and sense of security, is expected to serve approximately 54 seniors during July 1994 and June 1996, and 81 seniors between July 1996 and June 1999. As funds permit, continue to provide support to organizations assisting the homeless, including consideration of an interjurisdictional effort to construct a homeless shelter. Consider reducing the cost of certain City services to seniors with incomes not exceeding some preestablished level.

- **Program 2.7** Revise City's existing Density Bonus Ordinance to achieve compatibility with current State law and to increase its effectiveness in providing affordable housing. Allow reduction in parking standards for units reserved for elderly; permit one additional story above right of zone in some areas. Study providing additional incentives for set-aside units of three bedrooms to increase the supply of affordable units large enough for families.
- **Program 2.8** Develop local "second unit" ordinance instead of utilizing the mandatory State law and explore restricting occupancy to targeted groups.

Goal 3/Objective 3.1:

- **Program 3.1** Study and consider feasibility of permitting a limited increase in maximum allowable heights, taking into consideration road width and other factors, in selected multifamily residential areas. Limited height increases can act to compensate for the propensity of developers to build less than the maximum number of units possible where large units are desired, so that the full development potential of sites may be achieved. The height increases would involve elimination of habitable basements to advance overall design objectives of Program 1.5 and to reduce flood risks where this is a factor. Such areas could include:
 - In areas where existing two-story multifamily residential height limits abut three-story commercial streets, increase height limit to three stories (involving approximately 49 lots);
 - In three-story areas currently surrounded by five- and four-story height limits (east of Maple Dr. north of Burton Way), increase to five stories (involving approximately 96 lots); and

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- In the area surrounded by commercial development and La Cienega Park (Hamilton, Gale and Tower Drives south of Wilshire Boulevard), increase the existing height limit to four stories (involving approximately 76 lots).

Goal 3/Objective 3.2:

- **Program 3.2** Continue monitoring by the Architectural Commission of multifamily development to assure high quality design. By ensuring high quality design, the City hopes to lower effective housing costs in the longer term by reducing the need for costly maintenance, repairs, and upgrades after multifamily developments are occupied.

Goal 4/Objective 4.1:

- **Program 4.1** Study feasibility of and develop standards for a new single family residential zone (R-1A) in which attached owner units would be permitted in selected R-1 zoned areas, with standards to be compatible with existing R-1 standards, but which maximize open space and emphasize security. Such developments would require that a minimum of two lots be developed at the same time. In identified areas, include consideration of locating the new zone in such a way as to improve existing transitions between commercial and single family detached residential areas and border areas in locations where such adjacencies have been identified as a problem. Also study appropriateness of R-1A zone on substandard sized R-1 zoned lots. Analyze effect of the existence or lack of an alley separating commercial and residential land uses.

Goal 4/Objective 4.2:

- **Program 4.2** Study feasibility of and develop standards for a new multifamily residential zone (R-4T) in which dwelling units would be required to be constructed in the townhouse style, i.e., units would be constructed side-by-side with no other units above or below. Consider feasibility of locating the R-4T zone in such a way as to encourage limited redevelopment of older areas. Initial study areas could include but not be limited to:
 - The north side of Clifton Way between Arnaz Drive and Le Doux Road.

- Small, substandard sized legally nonconforming lots currently zoned for multifamily residential for which current R-4 development standards are inappropriate.

- N. Doheny Dr. between Wilshire Boulevard and Burton Way.

(Although the legally nonconforming lots were not inventoried, the potential rezoning of these R-1 zoned areas could result in a net increase of approximately 94 units.)

Goal 4/Objective 4.3:

- **Program 4.3** Study feasibility of and develop standards for mixed residential-commercial structures, with and without low income housing components, including additional height, in areas currently zoned for commercial use and consider appropriateness of various areas, such as:

- South side of Wilshire Boulevard, east of Beverly Drive. (Between Stanley Drive and Le Doux Road, extend to north side of Charleville Boulevard.)
- Eastern area of Business Triangle.
- South side of Burton Way (commercially zoned parcels).
- Olympic Boulevard (commercially zoned parcels).
- La Cienega Boulevard north of Wilshire Boulevard.
- City-owned property where some or all of the residential units would be for lower income households.
- East side of South Beverly Drive.

- **Program 4.4** Develop new standards for and enact an ordinance which would permit and regulate home occupations in residential zones.

The following matrix identifies the number of housing units which can be conserved, rehabilitated and constructed during the planning period, by household income levels. It does not include those programs which either do not lend themselves to quantification or for which there is currently no basis for predictive quantification. In some cases the effect of programs may be quantifiable but it is not possible to predict the result in advance. For programs targeted to specific income groups the income breakdown could be identified. For other programs the income breakdown was based on the 1988 Regional Housing Needs Assessment. The objectives are the maximum which the

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City can accomplish during the period given the limited financial resources, high land costs and other constraints identified in Section 2.5

QUANTIFIED OBJECTIVES July 1, 1994 - June 30, 1996

| Household Income ^{1/} | New Construction | Rehabilitation | Conversion ^{2/} |
|--------------------------------|------------------|----------------|--------------------------|
| Very Low-Income | 0 | 55 | 397 |
| Low-Income | 0 | 41 | 39 |
| Moderate-Income | 0 | 0 | { |
| | | | { |
| | | | 30 |
| Above-Moderate | 40 | 0 | { |
| TOTAL | 40 | 96 | 466 |

QUANTIFIED OBJECTIVES July 1, 1996 - June 30, 1999

| Household Income ^{1/} | New Construction | Rehabilitation | Conversion ^{2/} |
|--------------------------------|------------------|----------------|--------------------------|
| Very Low Income | 0 | 82 | 650 |
| Low Income | 0 | 62 | 59 |
| Moderate Income | 0 | 0 | { |
| | | | { |
| | | | 46 |
| Above Moderate | 60 | 0 | { |
| TOTAL | 60 | 144 | 755 |

1/ Income categories, established in State law correspond to set percentages of the County median income, adjusted for household size: Very Low (0-50%), Low (50-80%), Moderate or Medium (50-120%), Above Moderate or High (120%+).

2/ Conversion refers to those social services which assist residents to either remain in their existing homes or to obtain more affordable existing housing within the community. Program 2.6 (senior homeshare and case management): 325 (1994-1999), Program 2.2 (rent certificates): 896 certificates issued and renewed between 1994-1999. Program 1.2 (landlord-tenant mediation) is not included here but would assist an estimated 540 renter households during the period 1994-1999.

4.2. Fair Housing.

Fair housing practices and the provision of housing opportunities for all persons regardless of race, religion, age, sex, marital status, ancestry, national origin or color is a goal of the City of Beverly Hills and is actively promoted through participation in an agreement with the County of Los Angeles Community Development Commission. Under the terms of this agreement, the Fair Housing Congress, a nonprofit agency devoted to the advancement of fair housing, provides educational programs, assistance to low income and minority families, compliance testing, referral and counseling in many areas of the County. In Beverly Hills, these services are provided by the local affiliate of the Fair Housing Congress, the Westside Fair Housing Council, 10835 Santa Monica Boulevard, Suite 203, Los Angeles, California, 90025. City staff routinely distribute flyers from the Westside Fair Housing Council to Roxbury and La Cienega Parks where they are made available to the public.

The Beverly Hills Board of Realtors has participated in a U.S. Department of Housing & Urban Development Voluntary Affirmative Marketing Agreement since 1976 and promotes fair housing practices with quarterly advertising, distribution of material supplied by HUD and use of the fair housing logo on printed matter whenever possible.

4.3. Preservation of Assisted Housing.

There are no assisted housing projects in the City which will become at risk due to termination of income tenancy restrictions during the planning period of 1994-1999. (The one very low income project of 150 units located at 225 N. Crescent Drive is a Section 202 elderly/handicapped housing project which was completed in 1987 and has a 40-year loan.)

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6. ENVIRONMENTAL ASSESSMENT.

A Negative Declaration was approved on March 28, 1995 on the 1989-1999 update of the Housing Element and is on file in the Planning & Community Development Department of the City of Beverly Hills.

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